

Paul Mason Associates



Wood Street, Chelmsford, CM2 8BH

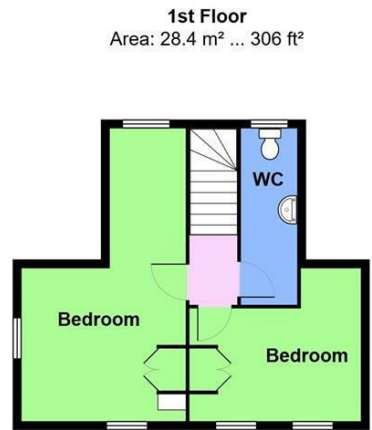
Guide price £795,000



- Four Bedroom Detached Family Home
- 26' Dual Aspect Lounge
- Wonderful Family / Dining Room With Bi-Folds Opening To The Rear Garden
- Fitted Kitchen Plus Utility Room
- Snug / Office With Separate Access If Required.
- En-Suite To Master Bedroom
- Large Family Bathroom
- Wonderful Landscaped Rear Gardens With Large Patio
- In & Out Driveway Offering Parking For Approx, 6 Vehicles
- Immaculate Throughout & Internal Inspection Highly Advised.

Gary Townsend at Paul Mason Associates offers this wonderful 4 bedroom family home presented to a high standard throughout and within close proximity to Chelmsford City Centre. The property offers flexible living accommodation set over two floors and sits on a landscaped plot and which provides parking for numerous vehicles. The spacious entrance hall provides access to the three reception rooms, plus two bedrooms (master with en-suite) and family bathroom. The first floor offers two further bedrooms plus WC. A particular feature of the property is the large landscaped rear garden. VIEWING STRONGLY ADVISED.

The property is located to the south of Chelmsford City within close proximity to Chelmsford Golf Club. Families will find several well-regarded schools in the area. Moulsham High School, an 11–18 academy is nearby, Moulsham Infant and Junior Schools, and Great Baddow High School. Widford Lodge & St. Cedds Independent Schools are also in close proximity. Green spaces and sports facilities are dotted around, including nearby Hylands Park Estate and Oaklands Park which include tennis courts and pitches, while parks like Admirals Park and Central Park lie slightly further afield in the city centre.



Total Area: 180.9 m² ... 1947 ft²

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

## DISTANCES

Chelmsford Train Station: 1.7 miles  
St Cedds School: 0.8 miles  
Great Baddow High School: 2.1 miles  
Moulsham High School: 0.8 miles  
A12: 2.4 miles  
Stansted Airport: 19.8 miles

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

8.00m x 4.45m (26'2" x 14'7")  
A spacious and inviting area that which leads you through the property and provides the staircase to the first floor, a storage cupboard, wood effect flooring and smooth coved ceiling.

#### Lounge

8.00m x 3.40m (26'2" x 11'1")  
This dual aspect room offers provides a spacious and airy feel and has a feature fireplace, radiator, carpet to floor and a smooth coved ceiling.

#### Family / Dining Room

5.98m x 3.54m (19'7" x 11'7")  
A magnificent room, flooded with light and opening to the spacious rear patio and garden via full length bi-folding doors. There is also a roof lantern, and smooth ceiling with sunken spotlights.

#### Kitchen / Breakfast Room

5.04m x 2.78m (16'6" x 9'1")  
Double glazed window to rear, modern shaker style fitted kitchen with matching base and wall units and granite work surfaces, ceramic butlers with drainer and central

mixer taps, 6 ring range cooker with extractor hood over, space for American fridge/freezer and dishwasher, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door to Utility.

#### Utility

2.33m x 2.30m (7'7" x 7'6")  
Double glazed window to rear, range of matching base and wall units with granite work surface and tiled splashback, space for washing machine and tumble dryer, tiled flooring and smooth ceiling with sunken spotlights. Door to rear.

#### Family Bathroom

3.89m x 2.45m (12'9" x 8'0")  
Opaque double glazed window to rear, double width shower, panelled bath with central user taps and shower attachment over, LLWC, wash hand basin, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

#### Bedroom One

3.82m x 3.51m (12'6" x 11'6")  
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

#### En-Suite

Double width shower, LLWC, wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

#### Bedroom Two

3.53m x 3.22m (11'6" x 10'6")  
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

#### Inner Lobby

This space provides an independent access to the property, perfect for potential clients and leads Chou to the Office / Snug and Utility, plus rear access to the patio and garden. There is a useful storage cupboard, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

#### Office / Snug

3.84m x 2.56m (12'7" x 8'4")  
Double glazed window to front, radiator, laminate flooring and smooth ceiling with sunken spotlights..

### FIRST FLOOR

#### Landing

#### Bedroom Three

5.44m x 2.98m max (17'10" x 9'9" max)  
Double glazed window to rear and Velux to front, radiator, carpet to floor and smooth ceiling with sunken spotlights plus eaves storage.

#### Bedroom Four

Velux window to front, built-in wardrobes, radiator, carpet to floor and smooth ceiling with sunken spotlights plus eaves storage..

#### W/C

Opaque window to rear, LLWC, vanity wash hand basin, laminate flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Driveway & Parking

The property is approached via an 'in and out' driveway which provides parking for approximately 6 cars.

There is also an array of trees and planting to provide a green and pleasant outlook.

#### Gardens

A particular feature of this delightful property is the landscaped rear garden. The large porcelain tiled patio area offers various areas for entertaining and al-fresco dining and can be accessed via the bi-folding doors or the rear door. From here you step onto a level lawn which has an array of architectural planting and well stocked borders providing a wonderful tranquil space for all ages. For the golfer, there is also a small putting green to hone your short game! A pathway meanders down the 95ft garden and leads you to a large storage shed plus a Garden Room / Gym with power and lighting fitted.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.





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