

Paul Mason Associates



Pan Walk, Chelmsford, CM1 2HD  
Offers in excess of £400,000



- Three Double Bedrooms
- Modern Fitted Kitchen
- Large Dual Aspect Lounge
- Dining Room
- Modern Fitted Family Bathroom
- Cloakroom / Utility
- Home Office Plus Garage Store
- Immaculate Throughout
- Walking Distance Of Schools, Shops & Parks
- Easy Access To Chelmsford City Centre

Gary Townsend at Paul Mason Associates offers this IMMACULATE three double bedroom property set in a quiet location on the edge of Chelmsford within easy access to the City Centre. The property has been fully modernised throughout and offers a Modern Fitted Kitchen, Dining Room, dual aspect Lounge, Cloakroom / Utility, Home Office, Three Double Bedrooms and a Family Bathroom. The gardens have also been landscaped and internal viewing is HIGHLY ADVISED.

The property is located to the West of Chelmsford and offers easy access to all the City's shopping and leisure facilities, as well as excellent schools, plus road and rail links to London.

3 Pan Walk, Chelmsford, CM1 2HD

*Paul Mason* Associates



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	84
EU Directive 2002/91/EC			

  

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

## DISTANCES

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Radiator, porcelain tiled floor, smooth ceiling and doors to Cloakroom and Lounge.

#### Cloakroom / Utility

Opaque window to side, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, plumbing for washing machine, porcelain tiled floor and smooth ceiling.

#### Lounge

7.00m x 3.16m (22'11" x 10'4")  
A dual aspect room with double glazed window to front and large bi-folding doors opening to the rear garden, stairs to first floor, feature fireplace with log burner and slate hearth, radiator, storage cupboard, wooden flooring and smooth ceiling. Doors to Kitchen and Dining Room.

#### Kitchen

3.20m x 2.06m (10'5" x 6'9")  
Double glazed window to front overlooking courtyard, range of modern high gloss base and wall units with granite effect work surfaces incorporating a one and a half bowl sink drainer unit with central mixer tap, built-in electric oven with induction hob and

extractor fan over, integrated storage freezer and dishwasher, porcelain tiled flooring and smooth ceiling with sunken spotlights. Open to Dining Room.

#### Dining Room

3.54m x 2.49m (11'7" x 8'2")  
Double glazed window to rear, radiator, tiled flooring and smooth ceiling. Door to Lounge.

### FIRST FLOOR

#### Bedroom One

3.64m x 3.20m (11'11" x 10'5")  
Double glazed window to rear, radiator with cover, laminate flooring and smooth ceiling.

#### Bedroom Two

3.20m x 2.88m (10'5" x 9'5")  
Double glazed window to front, with plantation shutters fitted, radiator with cover, laminate flooring and smooth ceiling.

#### Bedroom Three

3.57m x 2.02m (11'8" x 6'7")  
Double glazed window to rear, radiator, laminate flooring and smooth ceiling.

#### Family Bathroom

Opaque double glazed window to front, fully tiled, panelled bath with central mixer tap and shower over, LLWC, pedestal wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Office

3.08m x 2.24m (10'1" x 7'4")  
Entered via a glazed door with power and lighting fitted, combined heating/cooling system, plus access door to Store Room.

#### Front Courtyard & Store

The front of the property has been landscaped with a variety of specimen trees and plants and a pathway leads to the front door. There is also a small courtyard accessed from a front gate which outside tap also provides access to an outside storage area and boiler.

#### Rear Garden

The rear garden has been hard landscaped and commences with a large patio area which is ideal for entertaining and al-fresco dining, accessed from the Lounge by full width bi-folding doors. There are an array of architectural planting and to the rear is a tree lined section of artificial grass, softening up the area. There is also, power and lighting fitted and an alarm system.

#### Garage & Parking

The garage has been converted to part Home Office and also has a roller shutter door providing access to a storage area (2.43m x 1.73m).

#### 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

#### Viewings

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





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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