

Paul Mason
Associates



Bonington Chase, Chelmsford, Essex, CM1 6GG
Guide price £399,995

- Semi-Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- Lounge With French Doors Opening To Rear Garden
- Separate Dining Room
- Family Bathroom
- Well Stocked Landscaped Rear Garden
- Attached Garage Plus Spacious Driveway
- Easy Access Of Schools & Chelmsford City Centre
- Well Presented Throughout & Internal Inspection Advised

Gary Townsend at Paul Mason Associates offers this well presented three bedroom semi-detached family home within close proximity to school and Chelmsford City centre. The ground floor offers a modern fitted kitchen plus separate lounge and dining room, and the first floor provides three bedrooms and a family bathroom. Extensive parking leads to an attached garage and there is a delightful, landscaped garden to the rear.

Bonington Chase lies within the Springfield area of Chelmsford which offers a selection of primary schools and secondary schools as well as local shops and other amenities. Sainsbury and Asda supermarkets are close by, as is the A12 and Chelmsford City Centre. The property also offers easy access to the new Beaulieu Park train station which links London's Liverpool Street Station.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

DISTANCES

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Laminate flooring and opening to Dining Room

Dining Room

4.08m x 2.35m (13'4" x 7'8")

An open plan space with radiator, stairs to the first floor, laminate flooring and coved ceiling. Doors to Lounge and Kitchen

Kitchen

3.94m x 2.15m (12'11" x 7'0")
Double glazed window to front, modern high gloss base and wall units with wood effect work surface incorporating a single bowl sink unit with central mixer tap, built-in electric double oven with Bosch hob and extractor hood over, integrated fridge and dishwasher, radiator, storage cupboard, tiled flooring and smooth ceiling. Doors to side.

Lounge

4.59m x 3.17m (15'0" x 10'4")
Radiator, laminate flooring and coved ceiling. French doors open to the rear garden.

FIRST FLOOR

Landing

Double glazed window to side, Carpet to floor and smooth ceiling with sunken spotlights, plus loft hatch with drop down ladder.

Bedroom One

3.13m x 2.67m (10'3" x 8'9")
Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Two

3.16m x 2.11m (10'4" x 6'11")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Three

2.40m x 2.29m (7'10" x 7'6")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bathroom

Opaque double glazed window to front, panelled bath with central mixer taps and electric shower over, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Garage & Driveway

The property benefits from an attached garage which has power and lighting fitted plus eaves storage. It is approached via a driveway with additional gravel parking to side, providing additional space.

Gardens

The unoverlooked rear garden is a particular feature of the property and has been thoughtfully landscaped to provide a patio area, a level lawn with well stocked borders, fish pond, plus tree and plant borders, and a newly constructed storage shed. There is also an outside tap and access to the garage.

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.



Paul Mason Associates

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