

Paul Mason Associates



Maltese Road, Chelmsford, Essex, CM1 2PB

Guide price £799,995

- | Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 72 |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
- | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The property is located less than half a mile from Chelmsford city centre, providing convenient access to the town's amenities. Chelmsford has a vibrant and bustling centre and there are excellent shopping options, with the High Chelmer Shopping Centre and Meadows Shopping Centre, along with the pedestrianised High Street. The city is also home to a wealth of excellent restaurants, cafés and bars, and boasts superb leisure and recreational facilities. Outstanding-rated state schooling is available at King Edward VI Grammar School or Chelmsford County High School for Girls, along with several outstanding primary schools, while Chelmsford is also home to several reputable independent schools. The property's location is extremely convenient for transport connections, with the mainline station just three quarters of a mile away (35 minutes to London Liverpool Street), and the A12 within four miles.

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DISTANCES

Chelmsford Train & Bus Stations:
0.9 mile
King Edward Grammar School:
0.3 mile
County High School: 0.5 mile
Stansted Airport: 18.6 miles
M25: 14 miles
M11: 17 miles

ACCOMMODATION

GROUND FLOOR

Lobby

The property is entered via an oak doorway which provides room for coats and shoes, and leads you through to the Dining Room

Dining Room

3.76m x 3.25m (12'4" x 10'7")
Glazed bay window to side, radiator, a selection of original exposed beams, wooden flooring and a vaulted smooth ceiling. Open to Lounge.

Vaulted Lounge

5.47m x 5.42 (17'11" x 17'9")
A wonderful space with bay window overlooking the rear garden and full of period charm, feature fireplace with inset log burner, radiators, carpet to floor and a magnificent vaulted ceiling with exposed beams.

Kitchen

4.74m x 2.55m (15'6" x 8'4")
Windows to front and rear

aspects, range of matching base and wall units with a one and a half bowl sink drainer unit with central mixer tap and marble splashback and worksurface, built-in electric double oven and gas hob, space for fridge/freezer and washing machine, central island, heated towel rail and a vaulted smooth ceiling.

Cellar

4.27m x 3.01m (14'0" x 9'10")
The cellar has three high level windows and could be used for a variety of purposes.

Wine Cellar

2.64m x 0.70m (8'7" x 2'3")
Positioned to one side of the cellar, ideal for wine storage.

Inner Hall

Leaded window to rear, carpet to floor, plus original oak door to a rear patio and garden.

Bedroom One

4.51m x 3.53m (14'9" x 11'6")
Window to front aspect, radiator, wooden flooring and vaulted smooth ceiling. (The room previously had an en-suite fitted and the plumbing remains in situ).

Bedroom Two

3.31m x 3.25m (10'10" x 10'7")
Entered via a unique curved door, window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Two En-Suite

Window to side, fully tiled, LLWC, pedestal wash hand basin, heated towel rail, shaver point, tiled flooring and smooth ceiling.

Bedroom Three

3.11m x 2.66m (10'2" x 8'8")
Window to front, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Panelled bath with central mixer tap and shower attachment over, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, tile flooring and smooth ceiling with sunken spotlights and 'sun pipe' fitted.

EXTERIOR

Home Office

4.92m x 3.06m (16'1" x 10'0")
A wonderfully versatile space which is currently used as an Office, but would also be ideal for a Garden Room or Teenager Retreat/Annexe. The room is carpeted throughout, and has a vaulted ceiling, plus stable door to front and double glazed windows.

Gardens

The part walled garden wraps around the property providing various areas to relax in and consists of a range of well stocked borders and a main lawn with patio area. There are also a range of specimen trees and plants.

Garage & Driveway

This unique property is accessed via a spacious gravel driveway that provides parking for multiple vehicles and which also leads to an integral 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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