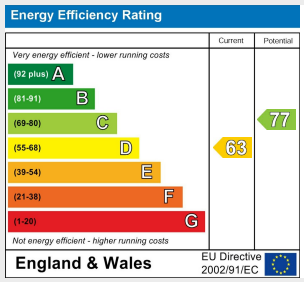
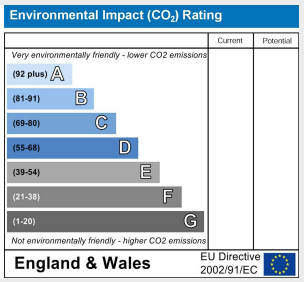
Paul Mason Associates

Gloucester Avenue, Chelmsford, Essex, CM2 9DP

Guide price £600,000

- Highly sought after location backing directly onto John Shennan Nature Reserve
- Extended and much improved by the present sellers
- Three first floor bedrooms plus further ground floor bedroom
- Modern re-fitted ground floor shower room plus first floor bathroom
- Splendid modern kitchen/dining room with an open aspect leading through to a sitting room
- Snug with feature fireplace and fitted wood burner
- Well maintained 95' secluded rear garden with raised decking area
- 15'3 x 12'1 outbuilding with power and light connected, ideal for working from home or as a home gym etc
- Driveway providing off street parking
- EPC - D





Situated in a highly sought after location, backing directly onto John Shennan Field and Nature Reserve, is this splendid family home which has been extended and much improved by the present sellers.

The property is ideally located within a short walk of the highly regarded Moulsham Infant, Junior and High Schools, as well as a variety of local amenities and everyday shopping facilities. Chelmsford City Centre is also within easy reach, while the railway station is approximately 1.6 miles away on foot.

The property offers ideal space for the modern family which includes three good size bedrooms plus family bathroom to the first floor. The ground floor boasts a further double bedroom, which could be used for many purposes to suit a buyers own requirements. To the rear of the ground floor you will find a modern fitted kitchen with appliances, offering an open aspect into the dining area and through to a sitting room, all of which overlook the garden. There is also a pleasant snug with feature fireplace and wood burner, along with a modern re-fitted shower room.

The outside space continues to impress with the secluded rear garden measuring approx 95' and being well maintained, with a large raised decking area ideal for entertaining. At the end of the garden you will find a large 15'3 x 12'1 outbuilding, with power and light connected, ideal for either working from home, as home gym or similar. There are also two timber framed sheds to remain. To the front there is off street parking for up to three cars.

Ideally positioned for both families and commuters alike, the property enjoys close proximity to a variety of recreational facilities, parks and public open spaces, including Oaklands House, set within a beautifully landscaped 12-acre park with sports pitches, tennis courts and a free-entry museum. A selection of local shops for everyday essentials are all within walking distance, while excellent transport connections provide easy access to the A12 and A414.

Distances
Moulsham High School - 0.3 miles
Moulsham Junior and Junior Schools - 0.4 miles
Gloucester Avenue Parade of Shops - 0.3 miles
Chelmsford High Street - 1.3 miles
Chelmsford Train Station - 1.6 miles

The above are all walking distances and are approximate.

ACCOMMODATION

Entrance Hall

Snug
3.79m x 3.76m (12'5" x 12'4")

Bedroom Four
3.76m x 3.356 (12'4" x 11'0")

Kitchen/Dining Room
5.80m x 3.54m (19'0" x 11'7")

Sitting Room
4.50m x 3.42m (14'9" x 11'2")

Shower Room

FIRST FLOOR

Bedroom One
3.89m x 3.58m (12'9" x 11'8")

Bedroom Two
3.60m x 3.40m (11'9" x 11'1")

Bedroom Three
2.57m x 2.14m (8'5" x 7'0")

Family Bathroom

Landing

EXTERIOR

Rear Garden - Approx 95'

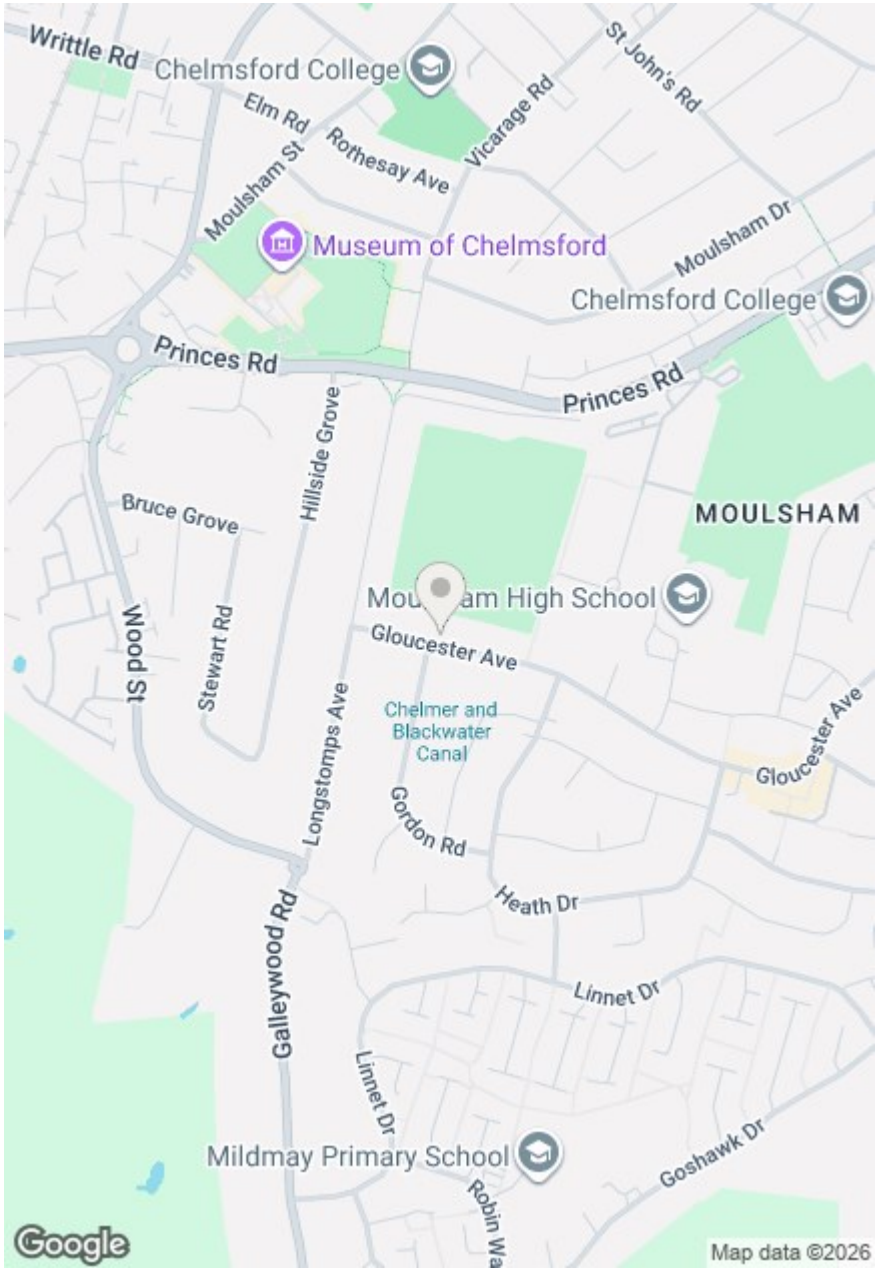
Outbuilding - Home Office/Gym
4.65m x 3.70m (15'3" x 12'1")

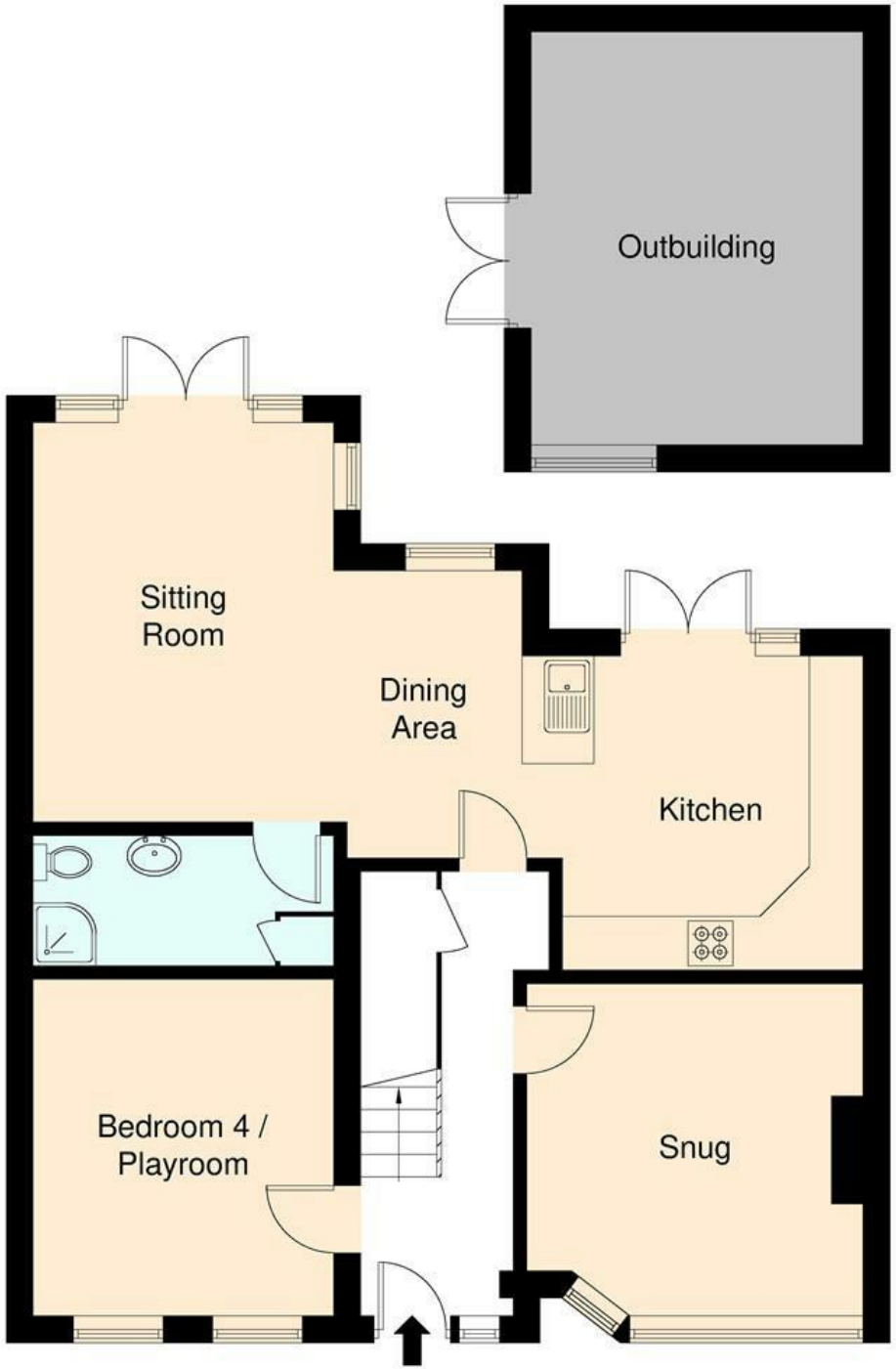
Driveway Providing Off Street Parking

Property Services
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Chelmsford

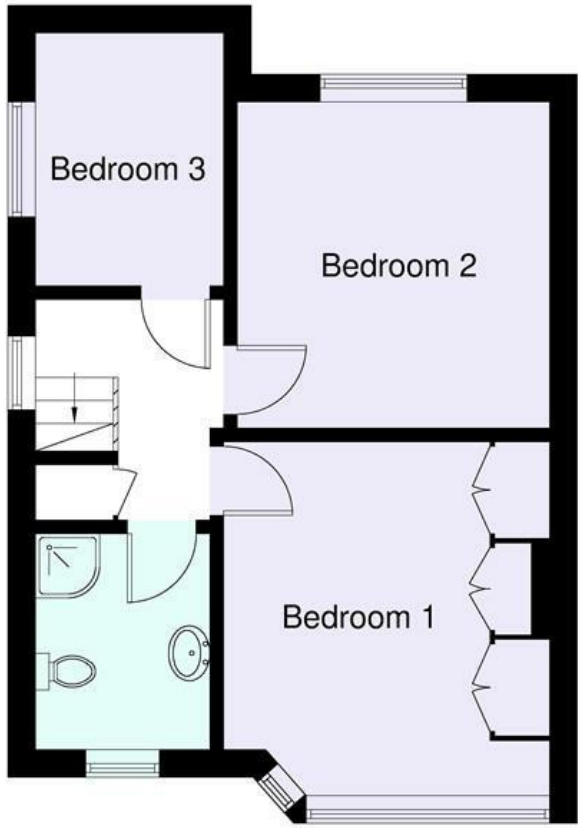
Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.





Ground Floor



First Floor

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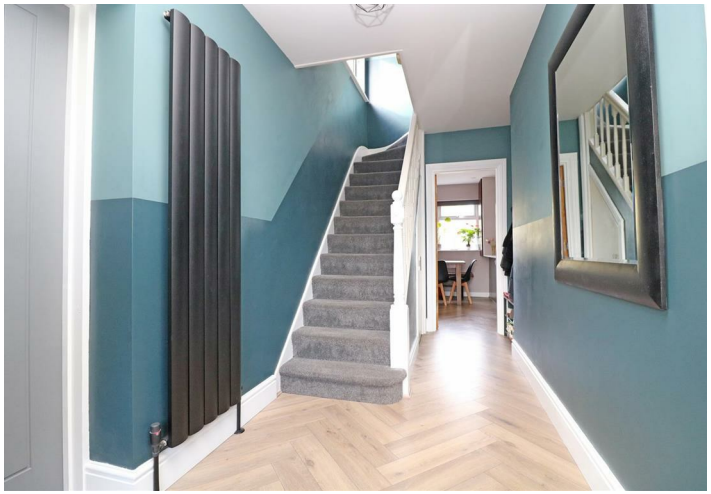
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

OFT Approved code



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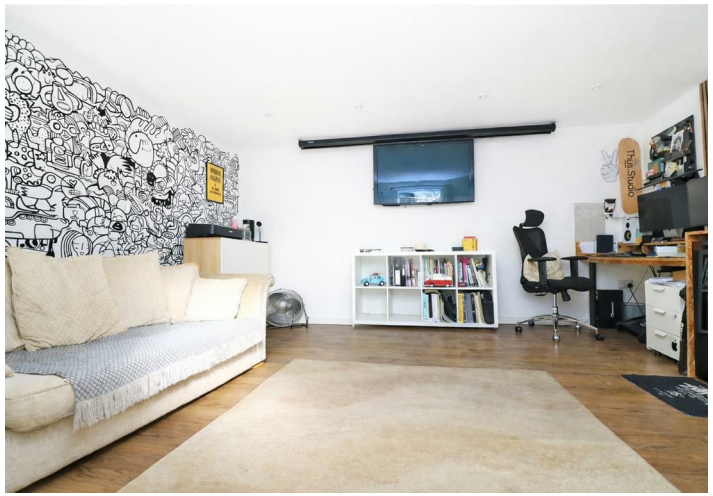

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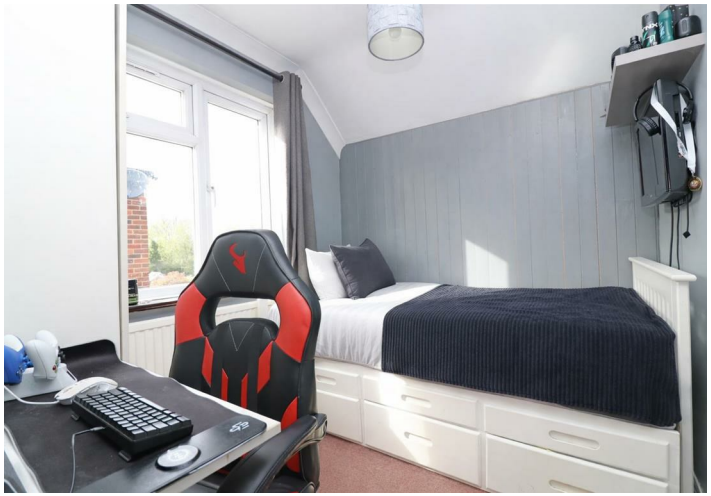

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