

Paul Mason ^{Associates}



Dorset Avenue, Chelmsford, Essex, CM2 9TZ

Guide Price £450,000

- Approx 140' secluded and well maintained rear garden
- Newly installed Worcester gas fired combi boiler
- Three bedroom semi detached home with potential to extend, subject to any required planning consent
- First floor family bathroom
- Lounge and separate dining room
- Extended 16'4 x 8'7 kitchen/breakfast room
- Driveway providing off street parking for two cars
- Highly sought after location
- Walking distance of local schools and amenities
- EPC - E

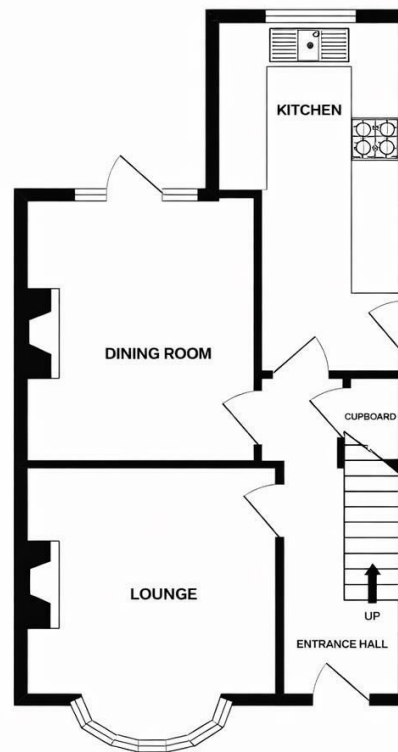
Situated in a highly sought after location, within walking distance of both Primary and Secondary Schools, and less than two miles from Chelmsford City Centre, is this semi detached home boasting a wonderful rear garden measuring approx 140'.

The property boasts scope to extend, either to the rear or into the loft space, subject to any required planning consent, with neighbouring properties having done this in recent years.

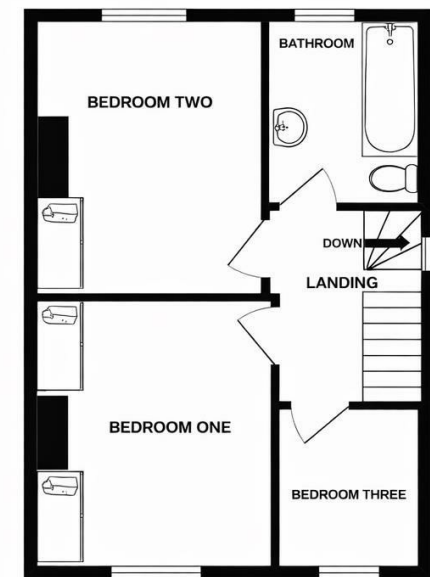
The current accommodation comprises three bedrooms, large first floor family bathroom, lounge plus separate dining room and extended 16'4 x 8'7 kitchen/breakfast room.

To the outside, as previously mentioned, there is a wonderful secluded and mature rear garden measuring approx 140, offering an array of flowers, trees and shrubs. There is also a driveway to front, providing off street parking. The property also has the benefit of a newly installed Worcester gas fired combi boiler.

An internal viewing is highly recommended to appreciate this family home, located in this ever popular location.



Ground Floor



First Floor

Distances

Larkrise Primary School - 0.3 miles
Beehive Lane Community Primary School - 0.6 miles
Great Baddow High School - 0.5 miles
Moulsham High School - 1 mile
Vineyards Shopping Centre - 0.7 miles
Chelmsford Train Station - 1.9 miles

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.45m x 1.75m (14'7" x 5'8")

Lounge

3.90m x 3.52m (12'9" x 11'6")

Dining Room

3.67m x 3.20m (12'0" x 10'5")

Kitchen/Breakfast Room

4.98m x 2.62m (16'4" x 8'7")

FIRST FLOOR

Bedroom One

3.72m x 3.31m (12'2" x 10'10")

Bedroom Two

3.35m x 2.70m (10'11" x 8'10")

Bedroom Three

2.02m x 1.93m (6'7" x 6'3")

Bathroom

2.49m x 2.08m (8'2" x 6'9")

Landing

EXTERIOR

Rear Garden - Approx 140'

Driveway - Off Street Parking For 2 Cars

Property Services

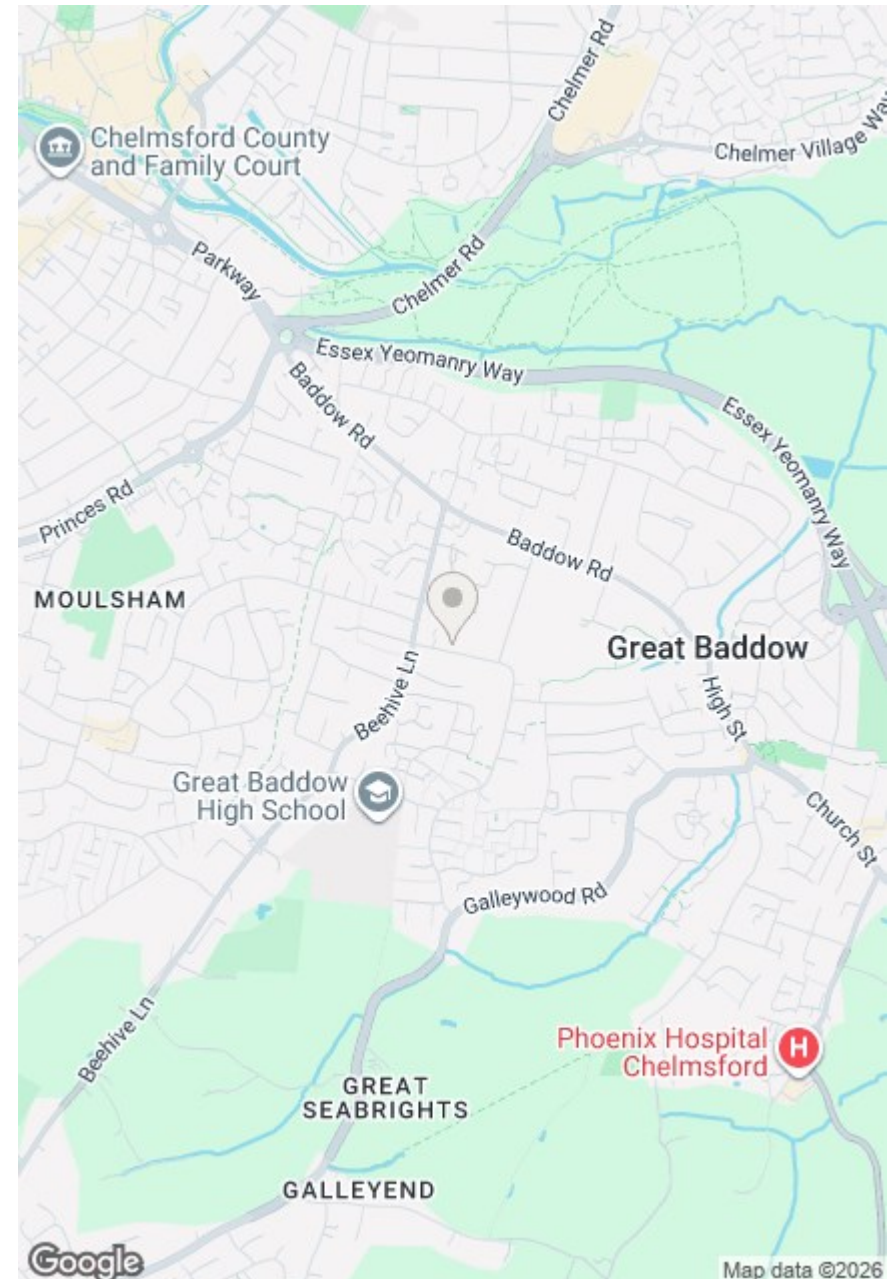
Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Local Authority - Chelmsford

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.





Paul Mason Associates

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

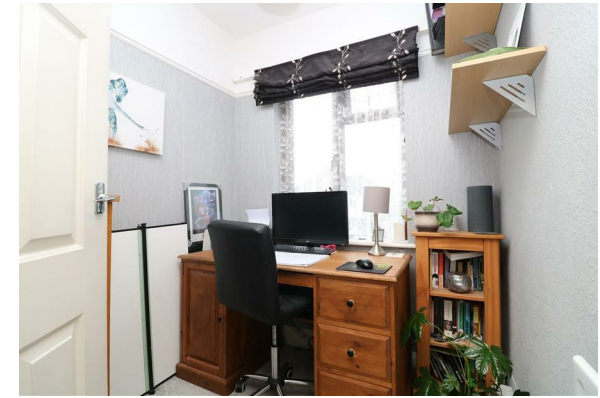
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(122 plus) A		(82 plus) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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 www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

