

Paul Mason Associates



Willie Sewell Link, Chelmsford Garden, Chelmsford, CM1

Offers in excess of £525,000

- Three Bedroom Semi-Detached Home & NO ONWARD CHAIN
- Spacious Open Plan Lounge / Dining Room With French Doors To Garden
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Driveway Offering Off Street Parking
- Landscaped Front & Rear Gardens
- Quiet Cul-de-Sac Location Close To Shops & Schooling
- High Specification Throughout
- Easy Access To Beaulieu Park Station, Chelmsford City & A12 Road Links
- Potential For Loft Conversion Permitted: 21/01763/CLOPUD

Gary Townsend at Paul Mason Associates offers this immaculate, three bedroom semi-detached family home positioned in quiet cut-de-sac location, yet within walking distance of shopping facilities and Beaulieu’s schooling and railway station. A particular feature of the ground floor is the spacious open plan lounge / dining room with its part vaulted roof and glazed wall opening to the rear garden. There is also a well appointed kitchen and ground floor cloakroom. The first floor offers three bedrooms serviced via a modern family bathroom. There is also a driveway to side and landscaped front and rear gardens.

Situated on the north-eastern edge of Chelmsford, Beaulieu will provide a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas will be supported by first class amenities with a wide range of facilities being provided including two new primary schools and a secondary school; community, health, sport and retail amenities together with an extensive network of parkland and green open spaces.

Willie Sewell Link, Beaulieu Heath, Chelmsford, CM1 6BP

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 94        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 83                      |           |
| (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 |           |

| 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

Chelmsford Beaulieu Station:  
2.2 miles (driven) / 1.1 miles  
(walking)  
Chelmsford Main Station: 2.9  
miles (driven) / 2.9 miles  
(walking)  
King Edward VI Grammar  
School: 3.5 miles  
Chelmsford County High  
School: 3.5 miles  
Beaulieu Park Schools: 0.3  
miles  
New Hall School: 0.9 miles  
A12: 2.7 miles  
Stansted Airport: 16 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor, radiator,  
laminated flooring and smooth  
ceiling.

#### Cloakroom

Opaque double glazed window  
to front, LLWC, vanity wash  
hand basin with tiled  
splashback, radiator, tiled  
flooring and smooth ceiling with  
sunken spotlights.

#### Kitchen

3.57m x 2.34m (11'8" x 7'8")  
Double glazed window to front

with fitted shutters, range of  
matching base and wall units set  
under granite effect work  
surfaces which incorporates a  
one and half bowl sink drainer  
unit with central mixer taps, built-  
in electric oven with gas hob  
and extractor over, integrated  
fridge/freezer, dishwasher and  
washing machine, radiator, wall  
mounted boiler in cupboard,  
tiled flooring and smooth ceiling  
with sunken spotlights.

#### Lounge / Dining Room

7.31m x 4.94m (23'11" x 16'2")  
An open plan room creating a  
wealth of flexibility of layout,  
radiator, understairs storage  
cupboard, laminate flooring and  
a part vaulted smooth ceiling  
with Velux windows and French  
doors opening to the rear patio  
and garden.

### FIRST FLOOR

#### Landing

Double glazed window to side,  
wooden flooring and smooth  
ceiling with loft access to a part  
boarded loft with lighting.

#### Bedroom One

4.02m x 2.67m (13'2" x 8'9")  
Double glazed window to rear,  
built-in wardrobes with shelving  
and clothes rails, radiator,

wooden flooring and smooth  
ceiling.

#### Bedroom Two

3.33m x 2.69m (10'11" x 8'9")  
Double glazed window to front  
with fitted shutters, radiator,  
wooden flooring and smooth  
ceiling.

#### Bedroom Three

2.87m x 2.07m (9'4" x 6'9")  
Double glazed window to rear,  
radiator, wooden flooring and  
smooth ceiling.

#### Family Bathroom

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

### EXTERIOR

#### Driveway & Parking

The property benefits from a  
driveway to the side of the  
property providing off road  
parking and which has a  
courtesy door to the rear  
garden.

#### Gardens

The front of the property has  
been well landscaped to provide

a variety of pleasant, tree and  
shrub planting which flank the  
pathway that leads to the front  
door. The rear garden is  
accessed via the French doors  
off the lounge and leads to a  
patio area and level lawn with an  
array of planting to the borders.  
There is also a modern pergola  
ideal for entertaining plus power  
and lighting. To the side of the  
property is a storage shed and  
access gate and there is an  
outside tap.

#### 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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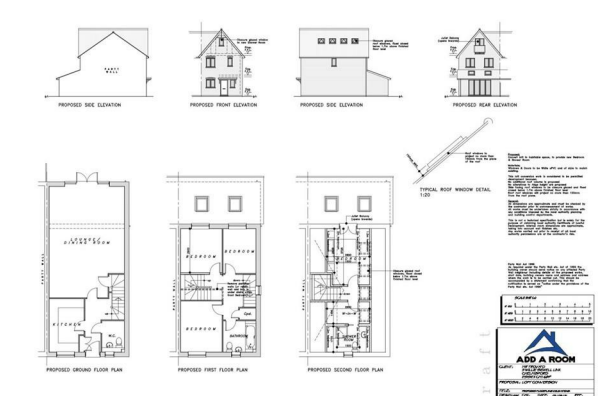
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**Sales | Lettings | Development | Investment**

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Paul Mason Associates Limited Registered in England Number - 6767946  
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