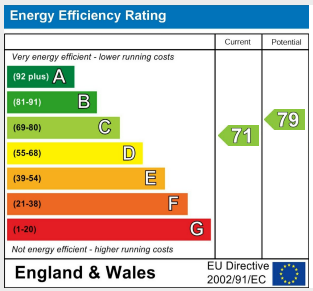
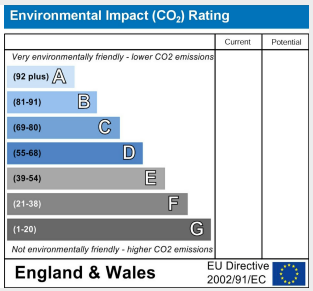
Paul Mason Associates

Varden Close, Chelmsford, CM1 4XS

Guide price £395,000

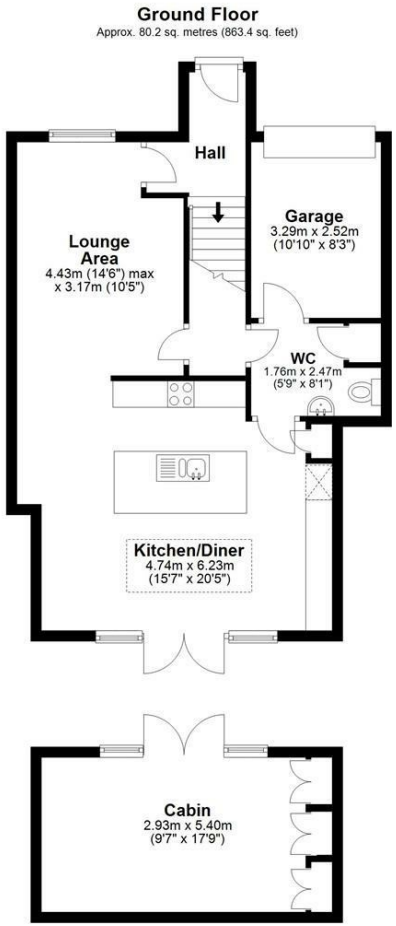
- Delightful two double bedroom home
- Stunning open-plan kitchen / dining / family room with roof lantern opening to the garden
- Separate stylish living room
- Versatile cloakroom / utility with access to garage
- Modern, high-spec family bathroom
- Impressive, Detached Garden Room / Home Office
- Landscaped rear garden with patio and lawn
- Driveway parking for two vehicles plus garage
- Easy access of Chelmsford City
- NO ONWARD CHAIN

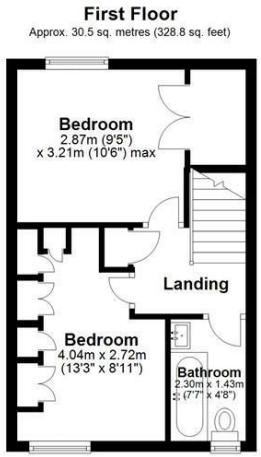




NO CHAIN - Gary Townsend at Paul Mason Associates offers a beautifully presented and thoughtfully extended family home, featuring a stunning open-plan kitchen/dining/family space with bi-folding doors to the garden. The property offers a stylish living room, modern bathroom, excellent storage and a versatile layout throughout. Externally, a landscaped rear garden leads to an impressive detached garden room/home office, while to the front there is driveway parking for multiple vehicles and a garage.

Situated within a popular and well-established area to the north of Chelmsford, Varden Close offers convenient access to the city centre and mainline railway station, providing direct services into London Liverpool Street. The area is well served by reputable local schools, nearby shops and everyday amenities, along with excellent road links including the A12. A range of parks and open spaces are also close by, making it an ideal location for families and commuters alike.





Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement.The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.
Plan produced using PlanUp.

DISTANCES

Chelmsford Railway Station: 2.0 miles
Beaulieu Park Station: 1.5 miles
A12 (Junction 19 Boreham Interchange): 1.5 miles
Chelmsford City Centre: 2.0 mile
King Edward VI Grammar School (KEGS): 1.5 miles
Chelmsford County High School for Girls: 1.5 miles
London Stansted Airport: 19 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

A bright and welcoming entrance hall finished in neutral décor with a soft carpeted staircase rising to the first floor. A glazed internal door allows natural light to flow through from the adjoining living space, enhancing the sense of openness.

Living Room

4.31m x 3.06m (14'1" x 10'0")
A well-proportioned and stylish living room featuring a striking dark feature wall with wall-mounted television point creating a contemporary focal point. The room is filled with natural light via a front-facing window, complemented by modern tiled flooring and neutral décor throughout. There is ample space for both seating and additional furniture, while the open layout flows seamlessly through to kitchen area, enhancing the sense of space and versatility—ideal for both everyday living. There is also understairs storage cupboard providing additional space for the home.

Kitchen / Dining / Family Room

5.73m x 4.61m (18'9" x 15'1")
A superb open-plan kitchen/dining/family space, beautifully designed to create the true heart of the home. The kitchen is fitted with a comprehensive range of modern units, complemented by ample work surfaces and integrated appliances, with a central island providing additional preparation space and casual seating—ideal for everyday living and entertaining alike.

The dining area enjoys excellent natural light and offers plenty of room for a family table, seamlessly linking the space together, while the family area provides a relaxed setting overlooking the garden. A striking roof lantern floods the room with natural light, enhancing the sense of space and openness plus the benefit of an air-conditioning unit.

French doors open directly onto the rear patio and garden, creating a seamless indoor-outdoor connection, perfect for al fresco dining in the warmer months with a pathway leading you to the substantial Home Office.

Cloakroom / Utility

2.35m x 1.64m (7'8" x 5'4")
A practical and well-presented cloakroom/utility space, fitted with a low-level WC and wash hand basin, complemented by a heated towel rail. The room also provides useful storage and space for appliances, making it ideal for everyday household needs. A door gives direct access through to the garage, adding further convenience, while the continuation of modern flooring and neutral décor ensures a clean and cohesive finish.

FIRST FLOOR

Bedroom One

3.08m x 2.76m (10'1" x 9'0")

Bedroom Two

3.92m x 2.60m (12'10" x 8'6")
A well-proportioned bedroom featuring an extensive range of fitted wardrobes providing excellent storage. The room is bright and airy, with a rear-facing window allowing plenty of natural light, complemented by light flooring and neutral décor. A unique feature ceiling adds character, making this a versatile space ideal as a guest room, child's bedroom or stylish dressing room.

Bathroom

A beautifully appointed and stylish family bathroom, fitted with a modern three-piece suite comprising a panelled bath with shower over and glass screen, low-level WC and vanity wash hand basin with storage beneath. The space is enhanced by attractive tiling, including a striking feature wall, creating a contemporary finish. Further benefits include a heated towel rail, inset lighting and a window providing natural light and ventilation.

EXTERIOR

Rear Garden

A beautifully maintained and well-established rear garden, offering a high degree of privacy and a wonderful outdoor space for both relaxation and entertaining. The garden is predominantly laid to lawn, complemented by well-stocked borders featuring a variety of mature plants, shrubs and trees.

A paved patio area provides the perfect setting for al fresco dining, with a pathway leading to an impressive detached garden room.

The garden also benefits from an outside tap, power points and lighting.

Garage & Parking

To the front of the property is a block-paved driveway providing off-road parking for two vehicles, leading to an attached garage with up-and-over door. The frontage is well presented, with a neatly maintained planted border adding colour.

The garage offers additional storage or potential for further use, subject to requirements, while the generous driveway ensures practical day-to-day convenience for homeowners and visitors alike.

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.

Garden Room / Office

4.67m x 2.90m (15'3" x 9'6")
A superb and highly versatile detached garden room, currently arranged as a substantial home office. Beautifully finished with a bespoke range of fitted storage and workspace, this impressive room offers an ideal environment for remote working or running a business from home.

French doors open directly onto the garden, flooding the space with natural light and creating a seamless connection to the outdoors, while contemporary flooring, inset lighting and air-conditioning ensure year-round comfort.

This exceptional addition provides a flexible space that could equally be used as a studio, gym or additional reception area, perfectly suited to modern lifestyles.

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