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Eddy Downs, Chelmsford, Essex, CM1 4FH

A well presented modern two double bedroom property situated within this popular development overlooking a small greensward to the front. The property offers a spacious lounge with dining area, well appointed kitchen, ground floor cloakroom and spacious entrance hall with seating area. The first floor comprises two double bedrooms both with dual aspect to the front and rear, plus a white fitted bathroom suite. Externally the property has a landscaped garden to the rear plus a single garage with adjoining parking space and shared visitor space.

- Built in 2014
- Overlooking a small greensward to the front
- Two double bedrooms
- Bathroom
- Lounge with dining area
- Fitted kitchen
- Ground floor cloakroom
- Garage
- Parking space plus visitor space
- EPC - B

Distances

Chelmsford City Centre and Mainline Train Station
(2.6 miles)

Local Grammar Schools (1.4 miles)

Broomfield Hospital (2 miles)

Stansted Airport (17.1 miles)

(All mileage is approximate)

Accommodation

GROUND FLOOR

Entrance Hall

Stairs to first floor and understairs storage. Half glazed entrance door and window to front.

Lounge

4.40m x 4.01m (14'5" x 13'1")

Two windows to front and glazed french doors to rear.

Kitchen

2.99m x 2.36m (9'9" x 7'8")

Window to rear. Units fitted to eye and base level finished with laminate roll top worksurface with matching upstands. Stainless steel one and a half bowl sink with mixer tap. Built in double oven, four ring hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Integrated gas fired central heating boiler.

Cloakroom

Obscure window to rear. Low level WC and wash hand basin with tiled splashback.

FIRST FLOOR

Landing

Stairs to ground floor. Window to front. Storage cupboard and access to loft.

Bedroom One

4.41m x 3.21m > 2.32m (14'5" x 10'6" > 7'7")

Window to front and rear.

Bedroom Two

3.53m x 4.42m (11'6" x 14'6")

Window to front and rear.

Bathroom

Obscure window to rear, White suite comprising panelled bath with mixer taps with tiled surround, independant shower over, pedestal wash hand basin with tiled splash back and low level WC.

EXTERIOR

Rear Garden

Paved patio area with the remainder laid to lawn. Various flowers and shrubs. Lighting and outside tap. Gate leading to rear.

Garage

Up and over door. Storage over.

Services

Gas central heating. Mains water and drainage.

Viewings

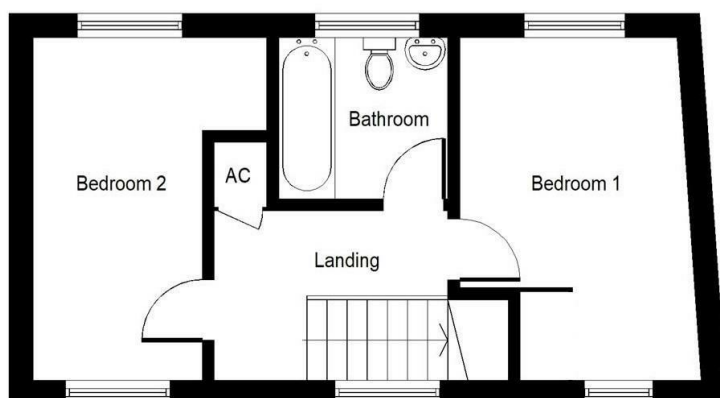
Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

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