

Paul Mason Associates



Ulting Lane, Langford, Essex, CM9 6QB

Offers in excess of £500,000

- Highly sought after turning with pleasant views to front over a large green
- Spacious, extended and well presented semi detached family home
- Two bedrooms to the first floor and large dressing room to mater bedroom, with pocket doors which could be utilised as 4th bedroom/study/nursery
- Further ground floor bedroom with ensuite shower room and first floor family bathroom
- Lounge and dining room
- 15'9 x 7'7 fitted kitchen with integrated fridge, freezer, dishwasher and range style oven to remain
- Generous plot measuring approx 155' x 37'
- Large driveway providing ample off street parking
- Easy access to Maldon Town Centre and Hatfield Peverel station
- EPC - C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><b>Energy Efficiency Rating</b></p> <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	69		78
<p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p><b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales EU Directive 2002/91/EC</p>			

Paul Mason Associates are delighted to offer for sale this extended and well presented three/four bedroom semi detached family home, situated in a highly desirable non estate location with pleasant views to front over a greensward and with uninterrupted view over fields to the rear, which is conservation area.

The property boasts a wonderful secluded plot measuring approx 155' x 37', with well maintained gardens and also a large driveway providing ample parking.

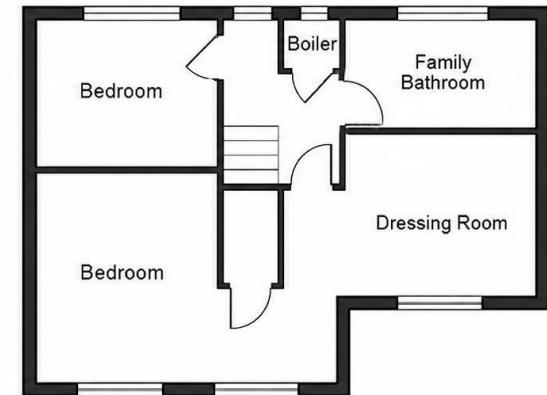
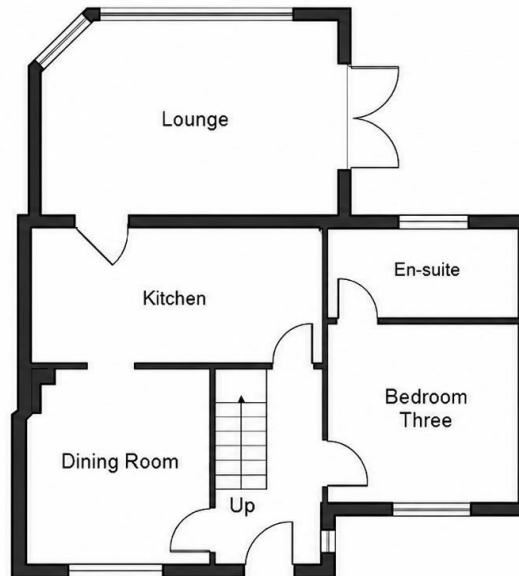
The charming historic market town of Maldon is just a short drive away and there is also easy access to the A12 and three London mainline train stations of Hatfield Peverel, Witham and Beaulieu Park.

Internally the ground floor accommodation comprises an entrance hall, dining room with feature fireplace, 15'9 x 7'7 fitted kitchen with integrated fridge, freezer, dishwasher and range style oven to remain, lounge to the rear overlooking the garden and with French doors to the outside and double bedroom with large ensuite shower room.

To the first floor there is a spacious master bedroom with large dressing room (the dressing room could be converted back to a bedroom if required). There is a further bedroom, along with a modern family bathroom.

The secluded and well maintained rear garden commences with a large private paved patio area, partially enclosed by a feature brick wall. This leads through to lawned gardens with an array of flowers and shrubs. To the rear of the garden is an enclosed area, ideal as a vegetable patch or similar and housing a large timber framed shed. Further shed and greenhouse to remain.

An internal viewing is strongly advised for this wonderful family home in an idyllic setting.



## Distances

Maldon Town Centre 2.5 miles  
Hatfield Peverel Train Station 3.5 miles  
Witham Train Station 5 miles  
Beaulieu Train Station 7.5 miles  
A12 3 miles  
Chelmsford City Centre 7.5 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

**Bedroom Three**  
3.18m x 3.00m (10'5" x 9'10")

#### En-Suite Shower Room

**Dining Room**  
3.30m x 2.95m (10'10" x 9'8")

**Kitchen**  
4.80m x 2.31m (15'9" x 7'7")

**Lounge**  
4.14m x 3.66m (13'7" x 12'0")

### FIRST FLOOR

**Bedroom One**  
4.81m max x 3.32m (15'9" max x 10'10")

**Inner Hallway**  
2.63m x 1.18m (8'7" x 3'10")

**Dressing Room**  
2.63m x 2.19m (8'7" x 7'2")

**Bedroom Two**  
2.94m x 2.34m (9'7" x 7'8")

**Family Bathroom**  
3.02m x 3.02m (9'10" x 9'10")

## Landing

**EXTERIOR - PLOT MEASURING  
APPROX 155' X 37'**

## Rear Garden

## Driveway Providing Ample Parking

## Property Services

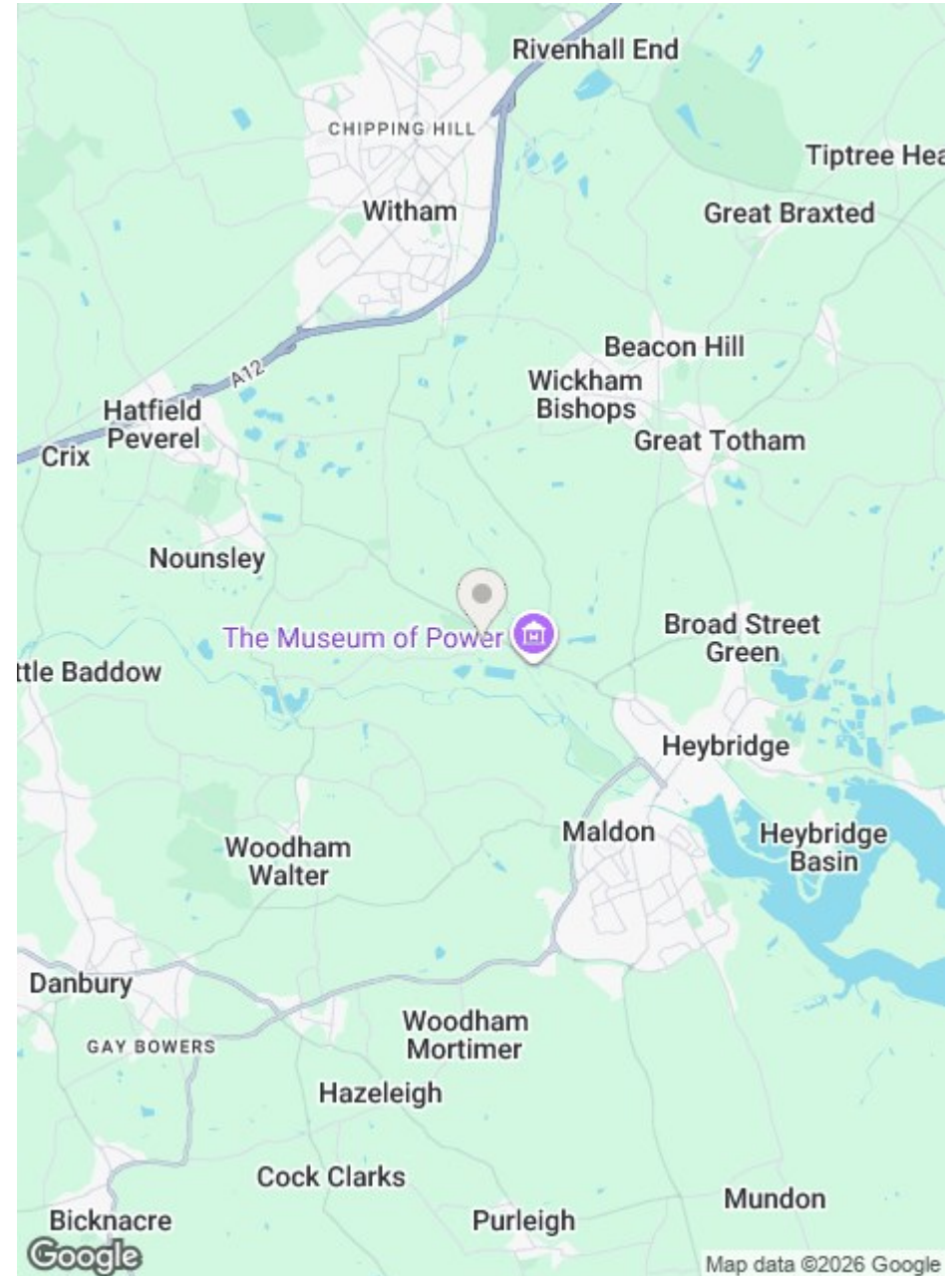
Gas - N/A  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Oil central heating  
Local Authority - Maldon

## 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.





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