



Sovereign Country Homes

Marks Farm
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Essex SS11 7QR

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68a West Avenue (plot 1)
Mayland, Chelmsford, Essex, CM3 6AF.

3 Bed Link Detached house

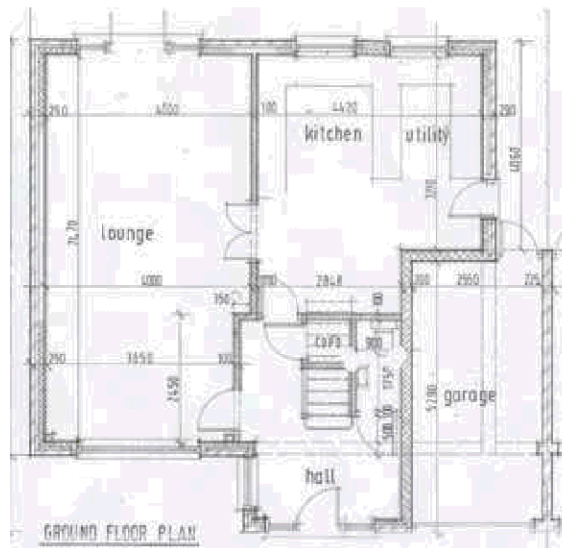


23/04/04 SPECIFICATION

- § White UPVC double glazed windows.
- § White UPVC soffit & fascia
- § Gas fired central heating.
- § Hot water via a pressurised system
- § Moulded skirting and architrave.
- § Panelled internal doors.
- § Brass door furniture.
- § Karndean flooring to hall, kitchen. Utility and WC
- § White UPVC front door.
- § Gyproc cornice
- § Smoke detectors.
- § Burglar alarm system.
- § Bathrooms half tiled and fitted with heated towel warmers
- § En-suites half tiled and fitted with heated towel warmers
- § bathrooms fitted with back to the wall furniture.
- § Fully fitted kitchen from Robert Michael Interiors comprising of the following;
 - § Fully integrated fridge.
 - § Fully integrated freezer.
 - § Fully integrated dish washer.
 - § Multifunction oven, hob, extractor hood stainless steel.
- § Decorating. Emulsion walls and white gloss to woodwork.
- § Paviour driveway
- § Front and rear garden grass seeded.
- § 10yr NHBC warranty.

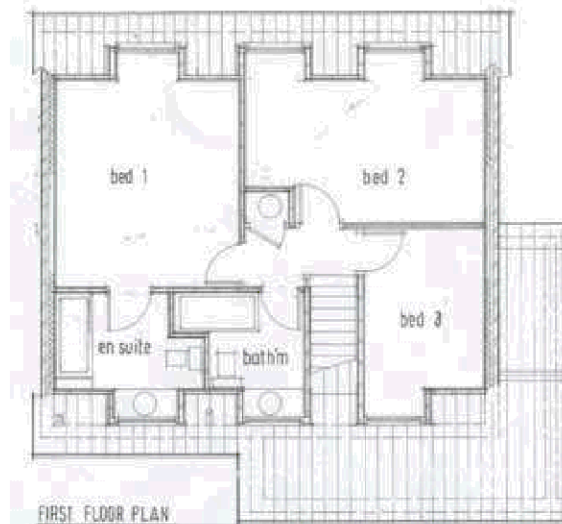
SOVEREIGN COUNTRY HOMES Reserves the right to change the above specification if desired

The information contained within these pages should not be relied upon as statements or representations of fact. Prospective purchasers should note that any *elevations, room sizes, layouts have been taken from plan and may vary as construction takes effect. Any plans are shown for guidance purposes only. (These rooms have sloping ceilings which may restrict head height. Measurements quoted have been scaled at floor level.) Any specification shown is correct at the time of publishing/(stated). Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check availability with the local office prior to making a journey.



Ground Floor **

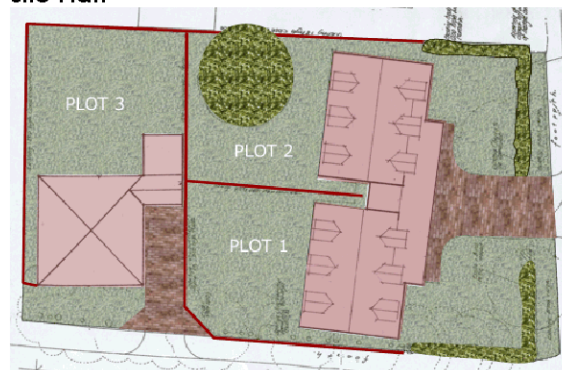
- Hall
- 2.750x3.100x1.900<3.800m (9'<10'2"x6'3"<12'6")
- Lounge
- 3.650x4.000x4.900<7.400 (12'<13'1"x16'1"<24'3")
- Kitchen
- 2.700x4.300x3.700<4.900 (8'10"<14'1"x12'2"<16'1")
- W.C.
- 0.800x1.700m (2'7"x5'7")
- Garage
- 2.400x2.500x5.000m (7'10"<8'2"x16'5")



First Floor ***

- Landing
 - 1.100x2.200x0.900<1.100m (3'7"<7'3"x2'11"<3'7")
- Bathroom
 - 1.200x2.600x0.750<2.400m (3'11"<8'6"x2'6"<7'10")
- Bedroom 1
 - 3.600x4.000<4.600m (11'10"x13'1"<15'1")
- en-suite
 - 1.200x2.900x1.000<2.400m (3'11"<9'6"x3'3"<7'10")
- Airing Cupboard
 - 0.800x0.550m (2'7"x1'10")
- Bedroom 2
 - 3.700x4.700x2.600<3.300m (12'2"<15'5"x8'6"<10'10")
- Bedroom 3
 - 1.150x2.300x3.100<3.700m (3'9"<7'7"x10'2"<12'2")

Site Plan



Front Elevation

