



## 7 SCHOOL LANE, CHELMSFORD CM3

OFFERS IN EXCESS OF £550,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* SUPERBLY PRESENTED \*\*** Situated within a private drive, overlooking a screened greensward, this beautifully finished family home appointed over three floors comes with FOUR bedrooms, THREE bathrooms, together with TWO reception rooms and a utility room, whilst externally offering a good sized rear garden, and GARAGE to the rear of the property. The village of Great Leighs is centrally positioned for easy access both in to Chelmsford City Centre (15 mins) and also with access to the A120 towards London Stansted (20 mins) and the M11 corridor. Major bus routes frequently pass through the village both toward Chelmsford and Braintree, whilst the village itself offers a great selection of amenities and a sought after Primary School. Early viewing is highly advised in order to appreciate the superbly clean accommodation on offer.



### Entrance Hall

Laminate flooring, under stairs cupboard, radiator, doors to:

### Cloakroom

Wall mounted hand wash basin, WC, radiator, obscure double glazed window to front.

### Kitchen 12'7" x 9'3" (3.84 x 2.84)

Tiled flooring, base & wall units with black granite work tops, inset one & a half sink, integral eye level double oven, gas hob & extractor, integral fridge/freezer & dishwasher, double glazed window & door to rear, radiator, inset spotlights, sound system.

### Utility Room

Base units with edged work surfaces, stainless steel sink, space for washing machine & tumble dryer, radiator, double glazed window to front.

### Dining Room 14'2" x 10'7" (4.34 x 3.23)

Carpet flooring, double glazed bay window to front, radiator, sound system, double doors to:

### Living Room 17'7" x 10'5" (5.36 x 3.20)

Carpet flooring, gas fireplace, radiator, patio doors to rear.

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, radiator, doors to:

### Bedroom Two 13'1" x 9'3" (3.99 x 2.84)

Carpet flooring, double glazed window to rear, radiator, door to:

### Ensuite

Tiled flooring, shower enclosure, wall mounted hand wash basin, WC, obscure double glazed window to front.

### Bedroom Three 12'7" x 10'6" (3.85 x 3.21)

Carpet flooring, double glazed window to rear, radiator, boiler cupboard.

### Bedroom Four 12'7" x 10'5" (3.86 x 3.20)

Carpet flooring, double glazed window to front, radiator.

### Bathroom

Tiled flooring, P-bath with shower over, wall mounted wash hand basin, sound system, obscure double glazed window to rear.

## SECOND FLOOR

### Master Suite 27'1" x 14'3" (8.26 x 4.35)

Carpet flooring, radiator, double glazed window to front, velux to rear, sound system, loft access, dressing area with built in wardrobe and drawer units, door to:

### Ensuite

Tiled flooring, shower enclosure, wall mounted hand wash basin, WC, sound system, vulex window.

## EXTERIOR

### Garden

Patio leading to lawn, flower bed borders, shed, gated access to garage & one parking space to the side of the garage.

### Front of Property

Mature bedding and one parking space opposite the property.

## Area Map

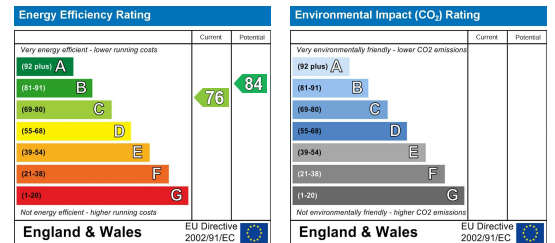


## Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
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## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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