



LAMB & CO

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## ABREY CLOSE, GREAT BENTLEY, CO7 8FA

GUIDE PRICE £625,000

Located at the end of a peaceful cul-de-sac in the sought after village of Great Bentley, this impressive four bedroom detached house sitting in a generous plot of approx. 0.28 acres benefitting from field views to rear, large driveway and double garage. The property was built in 2016 by reputable developers Mersea Homes.

- Three/Four Bedrooms\*
- Air Conditioning to Bedrooms
- Field Views to Rear
- 0.28 Acre Plot
- Intruder Alarm
- Immaculately Presented
- Double Garage
- EPC B
- Built 2016

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



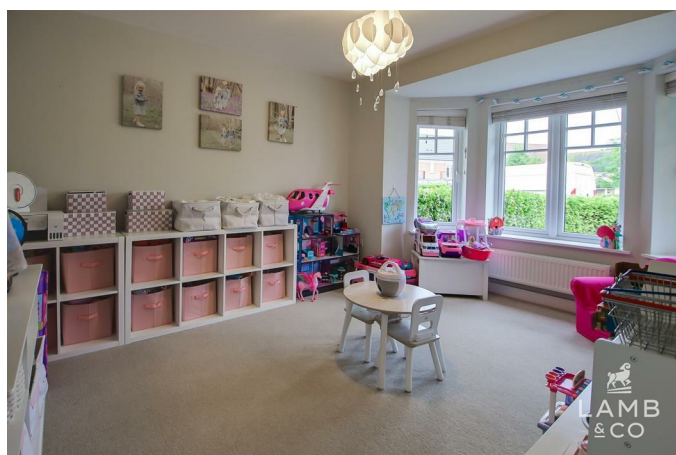
### LOUNGE

24'5 x 14' (7.44m x 4.27m)



### RECEPTION/PLAY ROOM

13'3 x 10' (4.04m x 3.05m)



### WC

5'9 x 3'5 (1.75m x 1.04m)



### KITCHEN/DINING ROOM

20'5 x 12'2 (6.22m x 3.71m)



## UTILITY ROOM

7' x 5'9 (2.13m x 1.75m)



## EN-SUITE

8'4 x 6' (2.54m x 1.83m)



## FIRST FLOOR

### BEDROOM ONE

22' x 16' (6.71m x 4.88m)



\*This room was originally two separate bedrooms, the owners will reinstate the wall and door should a purchaser require.

### BEDROOM TWO

12'9 x 10' (3.89m x 3.05m)



### BEDROOM THREE

12' x 8'4 (3.66m x 2.54m)



## BATHROOM

8' x 7' (2.44m x 2.13m)



## REAR GARDEN



## OUTSIDE

### DOUBLE GARAGE



## ALTERNATE VIEW



## FRONT



## Additional Information

Council Tax Band: F

Heating: Gas central heating + electric underfloor heating to tiled areas

Seller's Position: Complete onward chain

Garden Facing: West/North

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

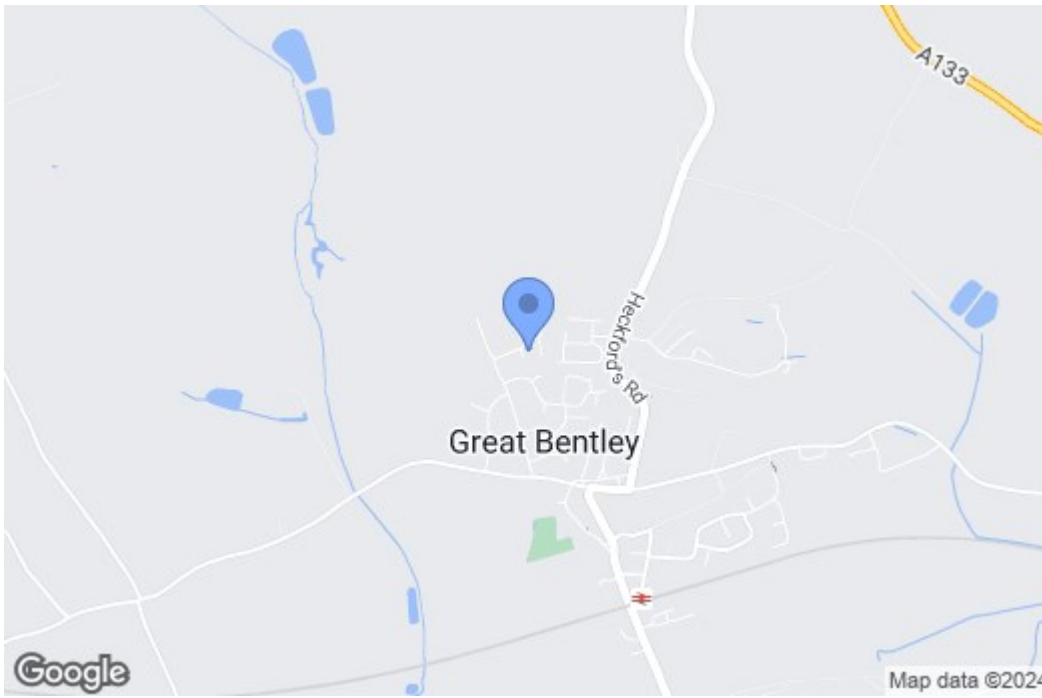
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

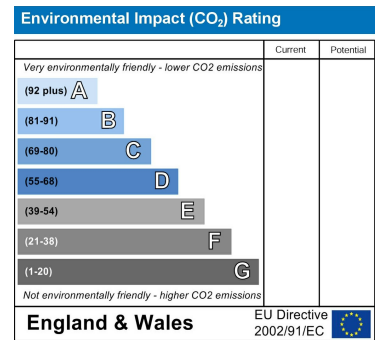
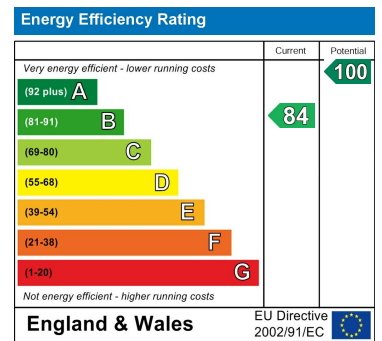
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



## Map



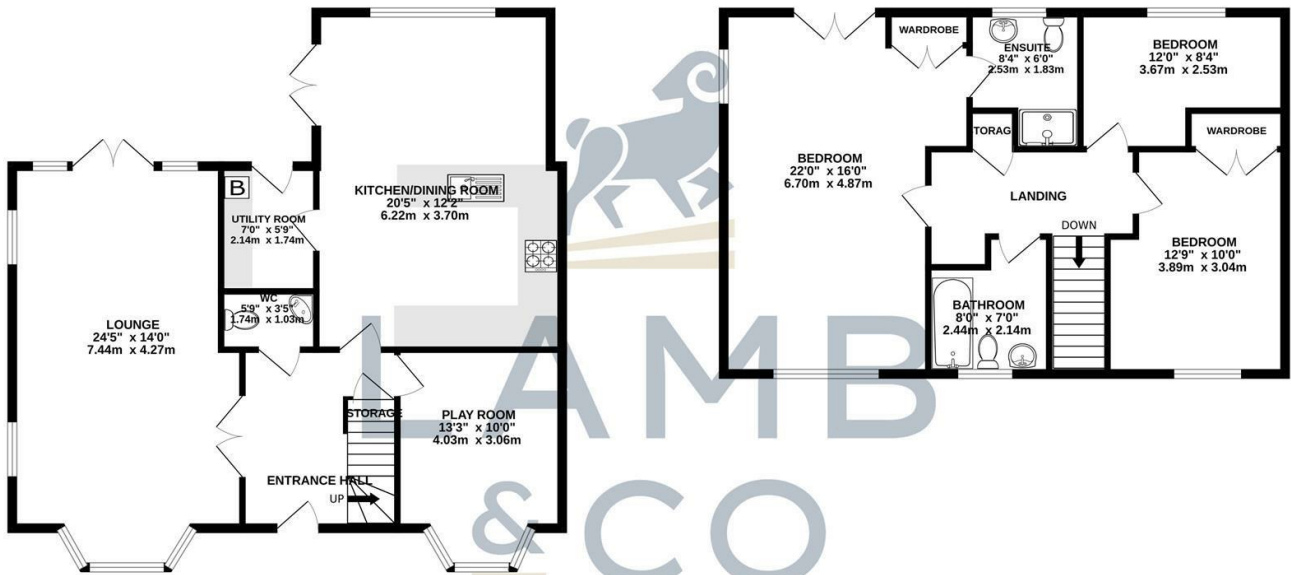
## EPC Graphs



## Floorplan

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.

1ST FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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