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37 Leywood Close,
Braintree
Essex,
CM7 3NP

£475,000



Five double Bedrooms

Green Credentials

Garage

Very Desirable Location

Close to Good Schools

Private road with a real sense of community

Huge Kerb Appeal

Modern and sleek

Finished to a High standard

Close to Freeport and freeport railway station

Leywood Close was built in 2009 and tops the list with its green credentials, from its Air heat pump system, to the lower floor benefiting from underfloor heating. This home has been well-maintained by the current owners. It offers a generous living space, with a large open-plan kitchen and dining area, a bright and airy lounge-diner, a fabulous large dual aspect master bedroom, four further bedrooms, and two-family bathrooms. The property also benefits from a private walled rear garden, a garage, and a driveway. This property is ideal for families, professionals, or investors looking for a high-quality and low-maintenance home in a prime location.

Kitchen-diner 5.6 x 2.4

This modern Kitchen Diner is spacious, with all modern built in Neff appliances. The Side aspect window, sits in front of the white insert sink with right hand drainer and chrome mixer taps. Newly installed low energy insert ceiling lights, underfloor heating and a warm family feel.

Lounge Diner 5.6 x 3.10

This dual aspect lounge -Diner is perfect for your family's needs, flooded with natural light and next to the Kitchen, providing that perfect space for any occasion. With patio doors leading to the rear garden, you get a real sense of the inside and outside spaces merging seamlessly.

Downstairs Cloakroom. 2.6 x 1

A light an airy downstairs cloakroom with wall mounted hand basin and close coupled toilet.

Master Bedroom 5.6 x 3.10

Located on the first floor this double bedroom, is dual aspect. It is currently in use as another reception room

Bedroom Two 4.5 x 3.55

Located on the Top Floor, this double bedroom is dual aspect and being on the top floor, in the roof space adds a special design element, with the sloping ceilings. Large fitted wardrobes.

Bedroom Three 3.2 x3.1

Located on the top floor in the roof space, this Double Bedroom, is Dual aspect. Currently used as an office.

Bedroom four 5.15 x 2.70

Located on the first floor. Double Bedroom Dual aspect

Bedroom five 3.7 x 2.6

Located on the first floor, this double Bedroom is currently used as the music room. Dual aspect with Juliet Balcony

Top Floor Family Bathroom 1.9 x 2.7

This modern and sleek family Bathroom is situated on the top floor. Walk in shower, Pedestal sink with chrome taps. Close coupled Toilet.

First Floor Family Bathroom 2.1 x 1.9

The first-floor family Bathroom, is clean and crisp, with its Porcelanosa ceramic wall and floor tiles, Modern Chrome taps and fittings, thermostatically controlled shower over the bath.

Garage

Single Garage, but a garage and half long. Up and over door. With Driveway in front


Rear Garden

Mostly laid to lawn, walled to the road side of the garden. Patio area leading off the patio doors from the house. Side access and rear access to the Garage

Agents notes.

This property is on a private road and there is a £70.00pa charge for public liability.

All measurements are taken manually and whilst every care is taken with their accuracy, they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	