



**Chrimund Way, Great Tey CO6 1AZ**

**welcome to**

## **Chrismund Way, Great Tey**

**\*\* GUIDE PRICE £440,000 - £460,000 \*\*** Beautifully presented four bedroom detached family home. Located in the popular village of Great Tey and offering open plan lounge/diner, kitchen and ground floor cloakroom. First floor bathroom. Garage and ample off road parking.



### Location

Great Tey is a picturesque village. Benefiting from access to Marks Tey mainline railway station with links to London Liverpool Street station. Conveniently placed between Colchester and Braintree via the A120 making it ideal for families and commuters.

### Entrance Hall

19' 8" x 6' 6" ( 5.99m x 1.98m )  
Double glazed entrance door into. Double glazed window. Stairs rising to first floor.

### Cloakroom

Double glazed window to side. Wash hand basin, w/c and radiator.

### Kitchen

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Double glazed window to rear. Double glazed door to side. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Space for fridge/freezer and oven.

### Lounge / Diner

29' 5" x 17' 2" max ( 8.97m x 5.23m max )  
Double glazed window to front. Doors to rear and double glazed window to rear.

### First Floor

### Landing

### Bedroom One

13' 2" x 10' 3" ( 4.01m x 3.12m )  
Double glazed window to front.

### Bedroom Two

10' 3" x 10' 2" ( 3.12m x 3.10m )  
Double glazed window to front.

### Bedroom Three

9' 9" x 8' 11" ( 2.97m x 2.72m )  
Double glazed window to rear.

### Bedroom Four

9' x 6' 9" ( 2.74m x 2.06m )  
Double glazed window to rear.

### Bathroom

Double glazed window to rear.

### Exterior

### Front

Block paved driveway leading to garage and front of property. Lawned area and side access gate.

### Garage

Up/over door to front with power and light connected.

### Rear Garden

Enclosed by panel fencing. Patio area leading onto lawned area.

### Agents Note

Vendor has advised us that there is approx 10 years remaining on a high return tariff. Please ask us for more details at viewing.



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## Chrismund Way, Great Tey

- Extended detached family home
- Four bedrooms
- Off road parking and garage
- Bathroom
- Ground floor cloakroom

Tenure: Freehold EPC Rating: C

guide price

**£440,000 - £460,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105389 - 0004

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