



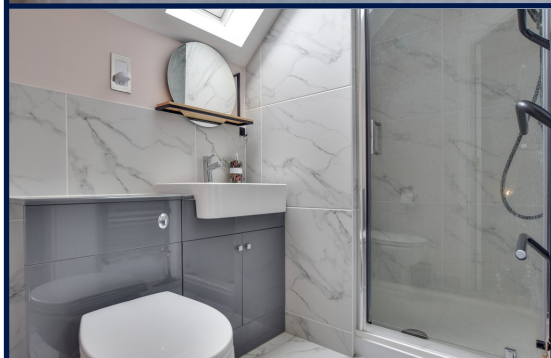
OLD MOORS, GREAT LEIGHS

GUIDE PRICE – £400,000

- 3 BEDROOM 3 STOREY HOUSE
- OPEN PLAN KITCHEN, DINING AND FAMILY ROOM
- INTEGRATED KITCHEN APPLIANCES
- LIVING ROOM WITH FEATURE FIREPLACE AND BAY WINDOW
- GROUND FLOOR CLOAKROOM
- BUILT-IN STORAGE TO BEDROOM 1 & BEDROOM 2
- EN-SUITE TO PRINCIPAL BEDROOM
- PARKING SPACE TO FRONT
- DETACHED SINGLE GARAGE
- PATIO & LAWN TO REAR GARDEN

We are pleased to offer this lovely 3 bedroom 3 storey property located within Great Leighs. The ground floor comprises of a living room with feature stone fireplace and bay window, an open plan kitchen, dining and family room, with the kitchen enjoying integrated appliances, and there is also a downstairs cloakroom. The top 2 floors consists of 3 bedrooms, with two bedrooms enjoying built-in storage and an en-suite to the principal bedroom, as well as a family bathroom. Externally, the property is situated on a block-paved corner of Old Moors, with parking space to front and large archway through to rear where there is a detached single garage. To the rear, there is a garden laid to lawn and patio, with an additional patio area also.





With panel and obscure glazed front door opening into;

Entrance Hall

With ceiling lighting, smoke alarm, wall mounted fuseboard, wood effect luxury vinyl flooring, stairs rising to first floor landing, door through to;

Living Room 13'11" x 12'1"

With feature fireplace with stone surround and hearth, bay window to front, wall mounted radiator, TV and power points, wood effect luxury vinyl flooring, door through to;

Open Plan Kitchen, Dining & Family Room

With **kitchen area** comprising an array of eye and base level cupboards and drawers with complimentary oak block work surface and breakfast bar, further marble effect Corian composite work surface, 1 1/2 bowl under sunk porcelain sink unit with mixer tap, integrated appliances of dishwasher and washing machine, fridge and freezer, double oven, 4-ring induction electric hob with tiled splashback and extractor fan above, contemporary wall mounted radiator, inset ceiling downlighting, wood effect luxury vinyl flooring opening into the vaulted **family room** with Velux windows, windows to both side aspects, further bi-folding doors out to rear garden, wall mounted radiator, ceiling lighting, door to;

Ground Floor Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator, wood effect luxury vinyl flooring.

First Floor Landing

With ceiling lighting, window to front, airing cupboard housing pressurised hot water cylinder, wall mounted radiator, stairs rising to second floor, doors to rooms.

Bedroom 2 – 15'7" x 8'6"

With two windows to rear, ceiling lighting, built-in double wardrobe, wall mounted radiators, power points, fitted carpet.

Bedroom 3 – 10'2" x 8'7"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround with glazed shower screen, vanity mounted wash hand basin with mixer tap and tiled splashback, storage beneath, low level WC with integrated flush, wall mounted contemporary heated towel rail, ceiling lighting, extractor fan, tiled flooring, electric shaving point.

Second Floor Landing

With ceiling lighting, smoke alarm, fitted carpet, door to;

Bedroom 1 – 12'5" x 12'4"

With dormer window to front, wall mounted radiator, telephone and power points, fitted carpet, built-in wardrobes, access to loft, ceiling lighting, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower and glazed door, vanity mounted wash hand basin with mixer tap, tiled splashback above and storage beneath, low level WC with integrated flush, contemporary wall mounted towel rail, electric shaving point, obscure Velux window to rear, ceiling lighting, extractor fan, half-tiled surround and tiled flooring.

OUTSIDE

The Front

The property is situated on a block-paved corner of Old Moors, with parking space to front and large archway through to rear where there is a detached single garage with electric shutter, eaves storage, power and lighting within, personnel door to rear garden, further personnel gate from driveway to the rear garden as well.

Rear Garden

Laid to entertaining patio and lawn, retained by close boarded fencing with additional patio area and gate accessing a small allotment area.

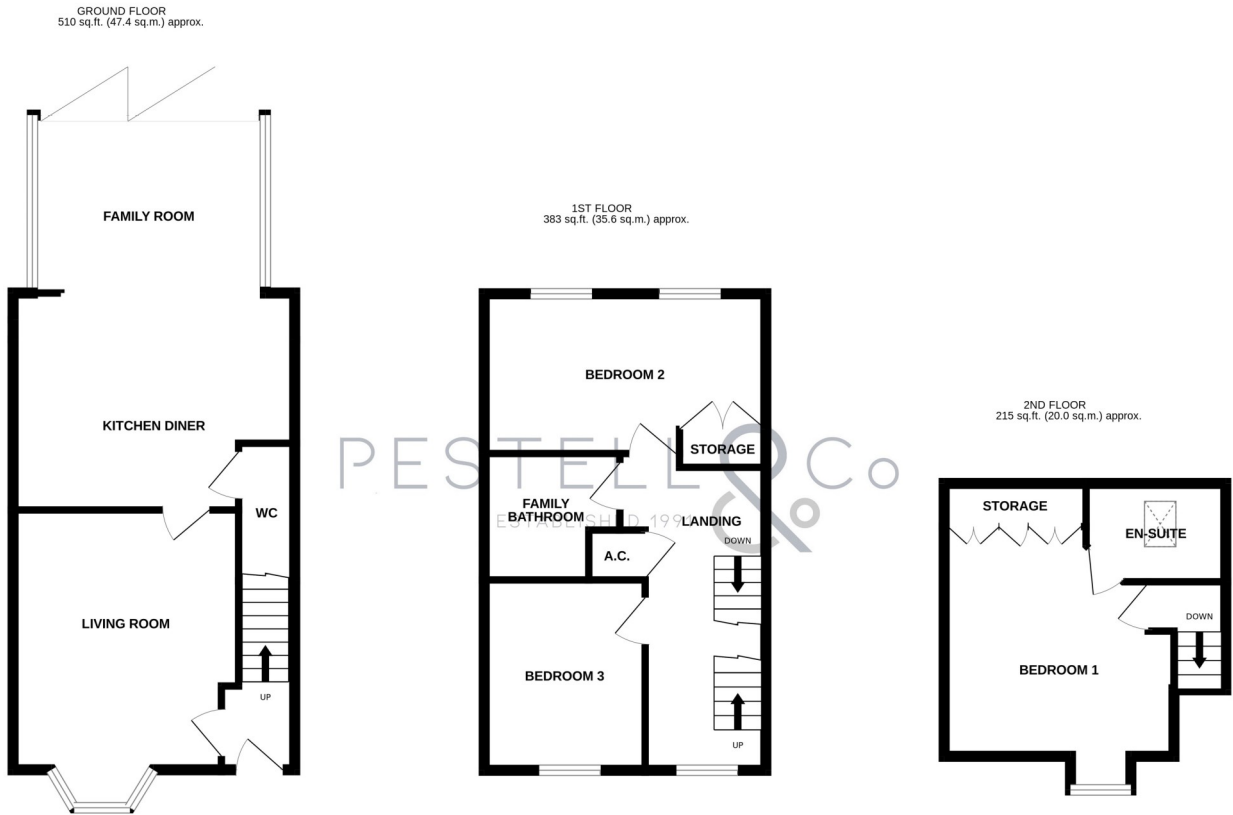


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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GENERAL REMARKS & STIPULATIONS

Old Moors is located in Great Leighs in Chelmsford which offers a good choice of restaurants and pubs, a comprehensive range of shopping, educational and recreational facilities. Commuters can access mainline stations from Chelmsford rail station which provides access to London Liverpool Street and Central London. The A12 is accessible from this property as well as being a short drive to Stansted Airport.



FULL PROPERTY ADDRESS

35 Old Moors, Great Leighs, Chelmsford, Essex,
CM3 1GX

COUNCIL TAX BAND

D

SERVICES

Gas fired central heating, mains drainage and
water

LOCAL AUTHORITY

Chelmsford City Council, Civic Centre, Duke Street,
Chelmsford, Essex, CM1 1JE

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 09/05/2025. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?