



6 Great Tithes Place

CW1 4GY

Asking Price £245,000



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STEPHENSON BROWNE



6 Great Tithes Place

- Deceptively Spacious Four Bedroom Family Home
- Beautiful Rear Garden
- Driveway Parking For Two Vehicles
- EPC: B
- Viewing Highly Advised
- Bedroom One Enjoys En Suite & Fitted Wardrobes
- Tucked Away In Leighton Only A Stones Throw From Schools & Amenities
- Council Tax Band: B
- Freehold
- Call Us Today For More Information

Stephenson Browne are thrilled to offer for sale this fabulously presented and exceptionally spacious four bedroom semi detached property on Great Tithes Place, Leighton. Tucked away on Bloor Homes' Saxon Gate development, our subject home occupies a nice position within the estate, sat on the cusp of a short walk from open fields & woodland.

A fine example of a new build property with an exceptional amount of space on offer, this is a home that can be enjoyed for many years to come, with four well proportioned bedrooms, there is ample room for all of the family!

The ground floor features a spacious hallway, giving access to the kitchen diner and living room. The kitchen diner is well appointed, offering a range of cupboards and work surface space. The living room sits at the rear of the property, enjoying a view over the garden.

To the first floor, there are four bedrooms. Bedroom one benefits from its own en-suite facility and fitted wardrobes. Bedrooms two and three are spacious doubles, whilst four is a comfortable and versatile room, able to accommodate a single bed and furniture, or become a home office space.

The rear garden is private and features a lawn, patio and decked area. There is something for everyone! To the front there is driveway parking which can comfortably accommodate two vehicles. Call us today for more information.



Hallway	
Kitchen Diner	16'10" x 11'8" (5.14m x 3.58m)
Living Room	15'5" x 13'6" (4.72m x 4.12m)
W.C.	
Stairs to First Floor	
Landing	
Bedroom One	9'1" x 8'9" (2.79m x 2.69m)
En-Suite	
Bedroom Two	14'1" x 10'1" (4.30m x 3.08m)
Bedroom Three	10'0" x 6'5" (3.07m x 1.96m)
Bedroom Four	9'4" x 6'5" (2.85m x 1.96m)
Family Bathroom	9'6" x 5'7" (2.91m x 1.71m)
Externally	
Rear garden with flagged patio, lawn and decking. To the side of the property there is driveway parking.	



Council Tax Band B.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

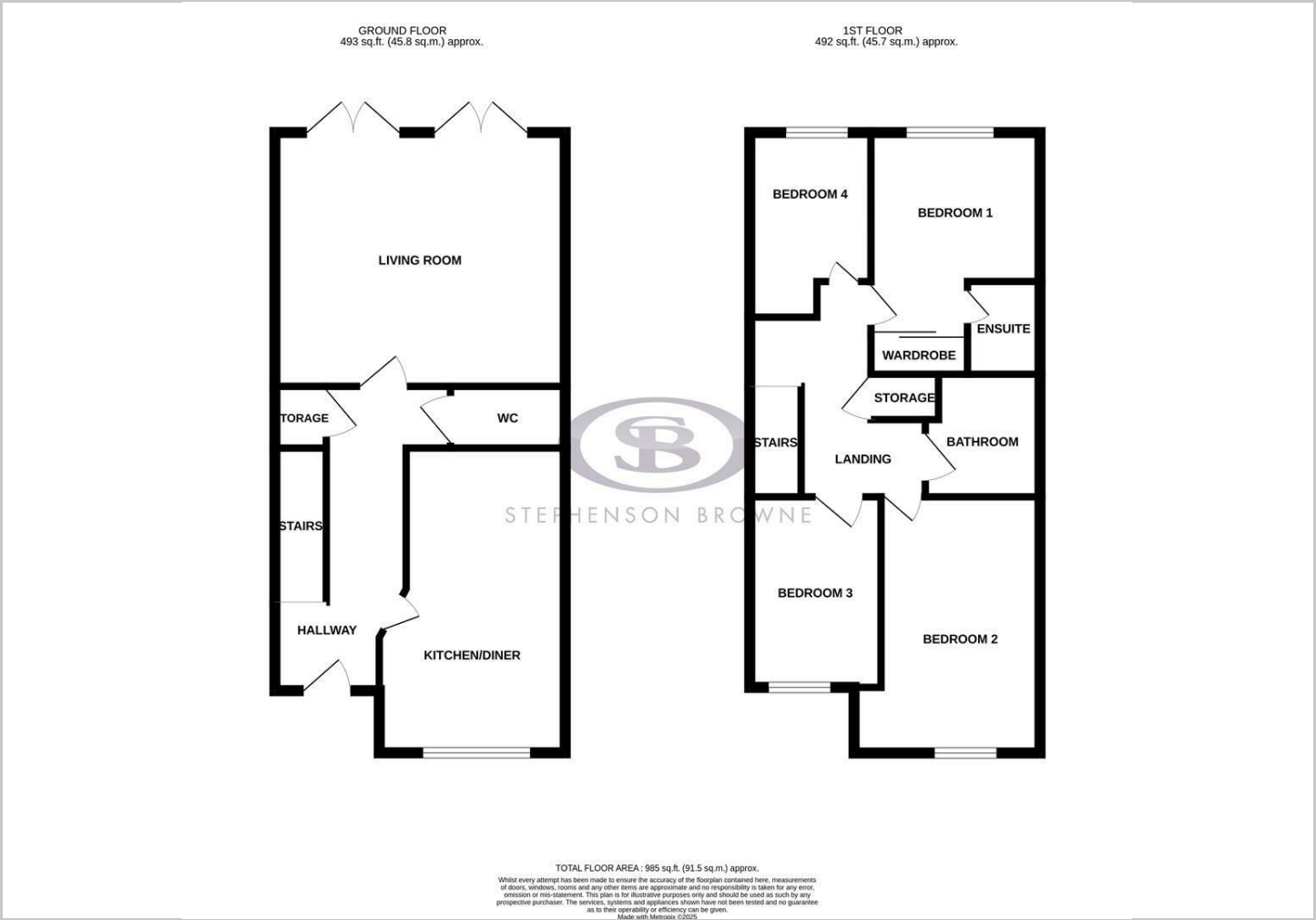
For a FREE valuation, please call or email and we will be delighted to assist.

Directions

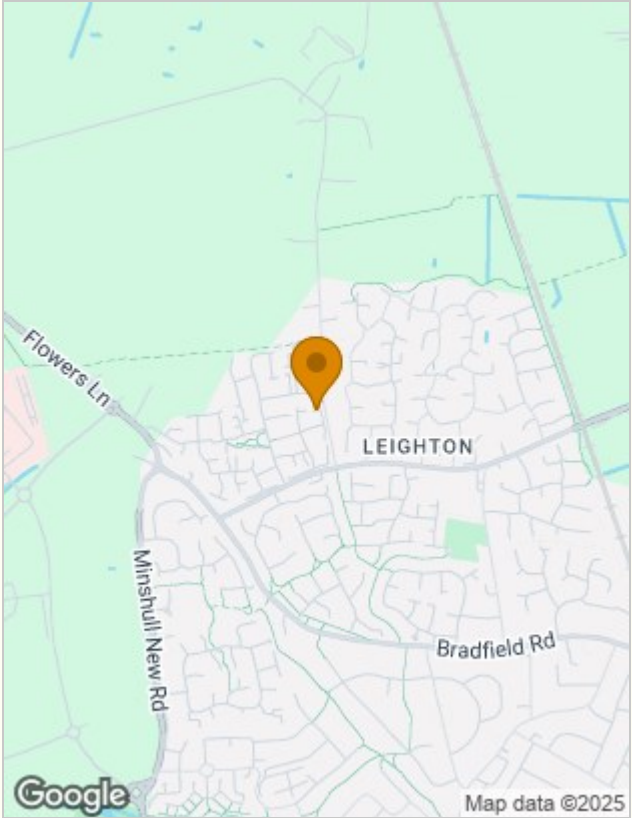




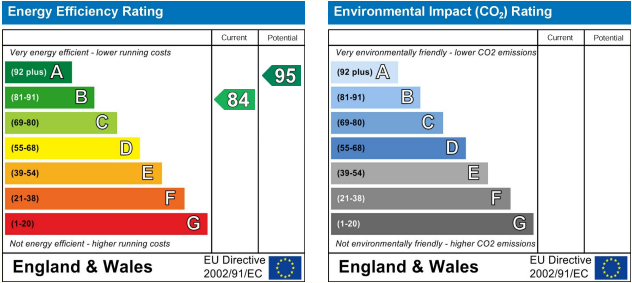
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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