



## Chatley Road

Great Leighs, Chelmsford, CM3 1NU

**Asking Price £475,000**

Freehold  
Tax Band: E



Boasting a modern & RECENTLY UPDATED 23' kitchen/breakfast room plus spacious 16' lounge & 16' DUAL ASPECT bay-fronted OFFICE/PLAYROOM is this four bedroom detached property. Benefiting from an UNOVERLOOKED rear garden, driveway parking and an EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom. Offering VERSATILE living space throughout and ideally positioned in a sought after village location, walking distance to local amenities/school and within easy access of A120/M11, Felsted & Chelmsford. Viewings highly advised!



# Chatley Road, Great Leighs, Chelmsford, CM3 1NU

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE LOBBY:

Part-glazed entry door, radiator, wooden flooring. Door to inner hall.

### INNER HALL:

Stairs to first floor, under stairs storage cupboard, radiator, wooden flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin with tiled splash backs, heated towel rail, wooden flooring.

### LOUNGE:

16'05 x 12'08 (5.00m x 3.86m)

Double glazed window to front aspect, radiator, carpeted flooring.

### KITCHEN / DINER:

23'00 x 10'04 (7.01m x 3.15m)

Two double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating single bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor over, space for fridge/freezer, integrated washing machine and dishwasher, breakfast bar, radiator, wooden flooring. Door onto rear garden.

### PLAYROOM / OFFICE:

16'00 x 7'10 (4.88m x 2.39m)

Double glazed bay window to front aspect, radiator, wooden flooring. Double doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

11'10 x 11'09 (3.61m x 3.58m)

Double glazed window to front aspect, radiator, carpeted flooring.

### EN-SUITE:

Enclosed shower unit, low level WC, pedestal wash hand basin extractor fan, heated towel rail, wooden flooring.

### BEDROOM TWO:

11'05 x 8'06 (3.48m x 2.59m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM THREE:

8'01 x 7'05 (2.46m x 2.26m)

Double glazed window to rear aspect, radiator, wooden flooring.

### BEDROOM FOUR:

8'01 x 6'06 (2.46m x 1.98m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, fully tiled, heated towel rail, wooden flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area across property rear, remainder mainly laid to lawn with mature shrub borders, storage shed, gated side access.

### DRIVEWAY & PARKING:

Driveway parking for one vehicle with on-street parking available to property front. EV charging point.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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