

Paul Mason Associates



Beadle Way, Great Leighs, Essex, CM3 1RT
Guide price £369,995

DISTANCES:

Chelmsford Station: 7.9 miles
(Liverpool Street from 34 mins)
Braintree Station: 4.9 miles
Stansted Airport: 18.2 miles
(All distances are approximate)

ACCOMMODATION:

GROUND FLOOR:

Entrance Lobby

A useful space providing storage with carpet to floor and coved ceiling. Door to Hallway.

Hallway

Stairs to first floor, storage cupboards, radiators, carpet to floor and textured ceiling.

Cloakroom

LLWC, vanity wash hand basin with tiled splashbacks, tiled flooring and smooth ceiling.

Kitchen / Breakfast Room

3.66m' 3.35m" x 2.13m' 3.05m"
(12' 11" x 7' 10")
Double glazed window overlooking the private front garden, range of matching base and wall units with wood effect work surface over and tiled splashbacks, stainless steel sink drainer unit with central mixer tap, built-in double oven and space for fridge/freezer, washing machine and tumble

dryer. Radiator, laminate flooring and coved ceiling. Door to Dining Room.

Dining Room

3.66m' 1.22m" x 2.44m' 2.13m"
(12' 4" x 8' 7")
Conveniently located off the kitchen with a double glazed window to front, radiator, laminate flooring and smooth ceiling. French doors to side patio.

Lounge

4.57m' 0.00m" x 3.96m' 1.52m"
(15' 0" x 13' 5")
Double glazed window to rear, feature fireplace with wood burning stove and tiled hearth, radiators, carpet to floor and textured coved ceiling. Views across farmland.

Conservatory

2.74m' 1.52m" x 2.13m' 2.44m" (9' 5" x 7' 8")
UPVC built with polycarbonate roof, tiled flooring and French doors to the rear garden overlooking open countryside.

FIRST FLOOR:

Landing

Access to loft, airing cupboard, smoke detector, carpet to floor and textured ceiling.

Bedroom One

3.66m' 0.30m" x 3.35m' 0.30m"
(12' 1" x 11' 1")
Double glazed window to front, radiator, carpet to floor and textured coved ceiling.

Bedroom Two

3.66m' 0.30m" x 3.35m' 1.83m"
(12' 1" x 11' 6")
Double glazed window to rear, radiator, carpet to floor and textured coved ceiling.

Bedroom Three

2.74m' 0.61m" x 2.13m' 0.30m" (9' 2" x 7' 1")
Double glazed window to rear, storage cupboard, radiator, carpet to floor and textured coved ceiling.

Family Shower Room

Fully tiled, opaque double glazed windows to front, LLWC, wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and textured ceiling.

EXTERIOR:

Front & Rear Gardens

The South/West facing rear garden is partly laid to lawn and part paved for entertaining, with the added bonus of a large storage shed/workshop and

greenhouse. From here you can also access the side patio area conveniently situated off the dining room. There is side access which leads you to the front garden which is enclosed by beech hedge and is mainly laid to lawn with an array of trees and planting.

Driveway & Parking

The property also benefits from a driveway to the front of the property.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
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