

Paul Mason Associates

Fayrewood Drive, Great Leighs, Essex, CM3 1GY

Guide price £399,995

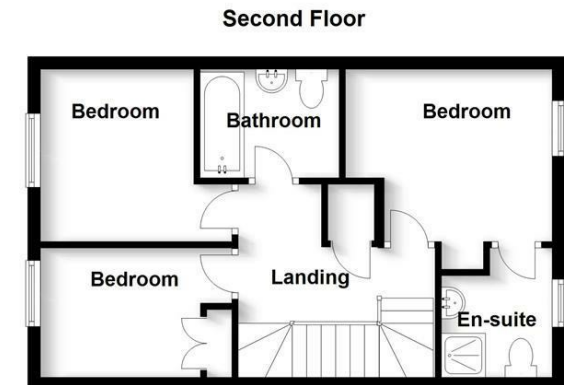
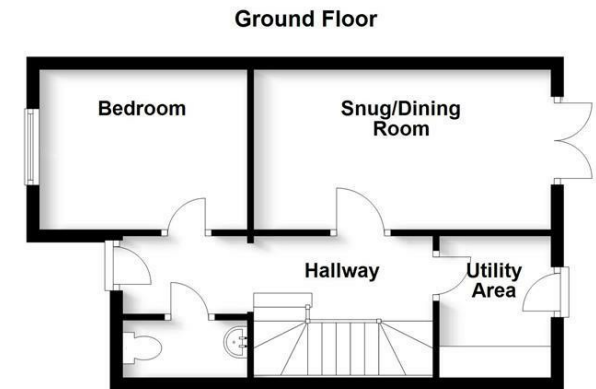
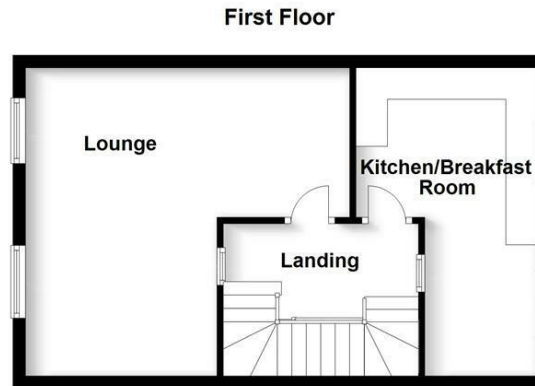


- Town House In Heart Of Village
- Three / Four Double Bedrooms
- Large 17ft Lounge Overlooking Greensward
- Kitchen / Breakfast Room Plus Utility
- En-Suite To Master Bedroom
- Snug / Dining Room With French Doors To Landscaped Rear Garden
- Ground Floor Cloakroom Plus Family Bathroom
- Garage Plus Allocated Parking
- Close To All Village Amenities Plus Road Access To A120 & Chelmsford
- Internal Inspection Advised To Fully Appreciate The Flexible Space On Offer

Gary Townsend at Paul Mason Associates offers this flexible Town House set over three floors, which also has potential to extend further (STPC) if so desired. The first floor Lounge and Kitchen are extremely light and airy rooms, whereas the ground floor Snug offers direct access to the landscaped rear garden with raised entertaining area and access to the garage. To the first floor you can find three bedrooms (master with en-suite) plus the family bathroom. In addition, there is a Study / Bedroom Four on the ground floor, which also benefits from a cloakroom and Utility.

Great Leighs itself is conveniently located between Braintree to the North and Chelmsford to the South, thus providing excellent road access to the A12 (for London and M25) and the A120 (leading to Stansted Airport and the M11). The property sits on the fringe of this popular village, and benefits from adjoining open countryside, creating a semi-rural feel to the home. It is also just a short walk to the village amenities which include a Post Office/Village Shop, Public Houses, Village Hall and local school. There is a convenient bus service to Chelmsford & Braintree, which provides an extensive range of facilities for all age groups. Finally, the village boasts the country's latest Race Course which also offers further entertainment events.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



## DISTANCES

Chelmsford Station: 7.9 miles  
(Liverpool Street from 34 mins)  
Braintree Station: 4.9 miles  
Hatfield Peverel Station: 6 miles  
Witham Station: 8 miles  
Stansted Airport: 18.2 miles  
(All distances are approximate)

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Stairs to first floor, smoke detector, intruder alarm keyboard, double radiator, understairs cupboard, tiled flooring and smooth covered ceiling.

#### Cloakroom

Low level WC., pedestal wash hand basin, mosaic splashbacks, radiator, extractor fan, fuse box, tiled flooring and smooth ceiling.

#### Bedroom Four / Study

3.35m x 2.49m (10'11" x 8'2")  
Double glazed window to front aspect, double radiator, telephone point, oak flooring and smooth ceiling.

#### Snug / Dining Room

4.80m x 2.54m (15'8" x 8'3")  
Radiators, television and telephone points, carpet flooring and smooth ceiling. French doors to rear patio and garden.

#### Utility

Single bowl sink and drainer, base and wall units in granite effect, space for washing machine, wall mounted boiler housed in cupboard, radiator, tiled flooring and smooth ceiling. Door to rear.

## FIRST FLOOR

### Landing

Radiator, thermostat, telephone point, carpet flooring and smooth ceiling,

### Kitchen / Breakfast Room

4.80m x 3.05m (max) (15'8" x 10'0" (max))  
Two double glazed window to rear aspect, range of wall and base units in cream with roll top work surfaces in wood effect, one and a half bowl Belfast sink/drainers with central mixer tap, tiled splashbacks, built-in electric oven, five ring gas hob with overhead extractor hood, space for fridge/freezer and dishwasher, radiator, tiled flooring and smooth ceiling.

### Lounge (L shaped)

5.33m x 4.88m (17'5" x 16'0")  
Two double glazed windows to front aspect, feature fireplace with wood surround and gas fire, radiators, television and telephone points, air conditioning unit, laminate flooring and smooth covered ceiling.

## SECOND FLOOR

### Landing

Access to the spacious boarded loft (potential to convert STPC), airing cupboard, smoke detector, carpet flooring and smooth covered ceiling.

### Bedroom One

2.92m x 2.67m (plus wardrobes) (9'6" x 8'9" (plus wardrobes))  
Double glazed window to rear aspect, two double built-in wardrobes, television and telephone points, radiator, air conditioning unit, carpet flooring and smooth covered ceiling. Door to:

### Bedroom One En-Suite

Opaque double glazed window to rear aspect, fully tiled shower cubicle with power shower, pedestal wash hand basin with tiled splashbacks, low level WC, radiator, shaver point, extractor fan and smooth ceiling.

### Bedroom Two

2.74m x 2.57m (8'11" x 8'5")  
Double glazed window to front aspect, radiator, carpet flooring and smooth coved ceiling.

### Bedroom Three

2.84m x 2.06m (9'3" x 6'9")  
Double glazed window to front aspect, built-in double wardrobe, radiator, carpet flooring and smooth coved ceiling.

### Family Bathroom

Panelled bath with central mixer tap and overhead shower attachment, pedestal wash hand basin with tiled splashbacks, low level WC., shaver point, extractor fan, radiator, tiled flooring and smooth ceiling.

## EXTERIOR

### Gardens

The property is approached via a small pathway which is set behind hedging and has a covered storage area to side.

The rear garden is mainly laid to lawn with the benefit of two patio areas, one accessed off the Snug / Dining Room and Utility, plus one to the rear of the garden ideal for entertaining and which also provides a courtesy door to the single garage.

### Garage & Parking

The single garage has an up and over door, power and lighting fitted plus eaves storage. There is also an additional parking space alongside.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 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

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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