

Paul Mason Associates



Chatley Road, Great Leighs, Essex, CM3 1NU

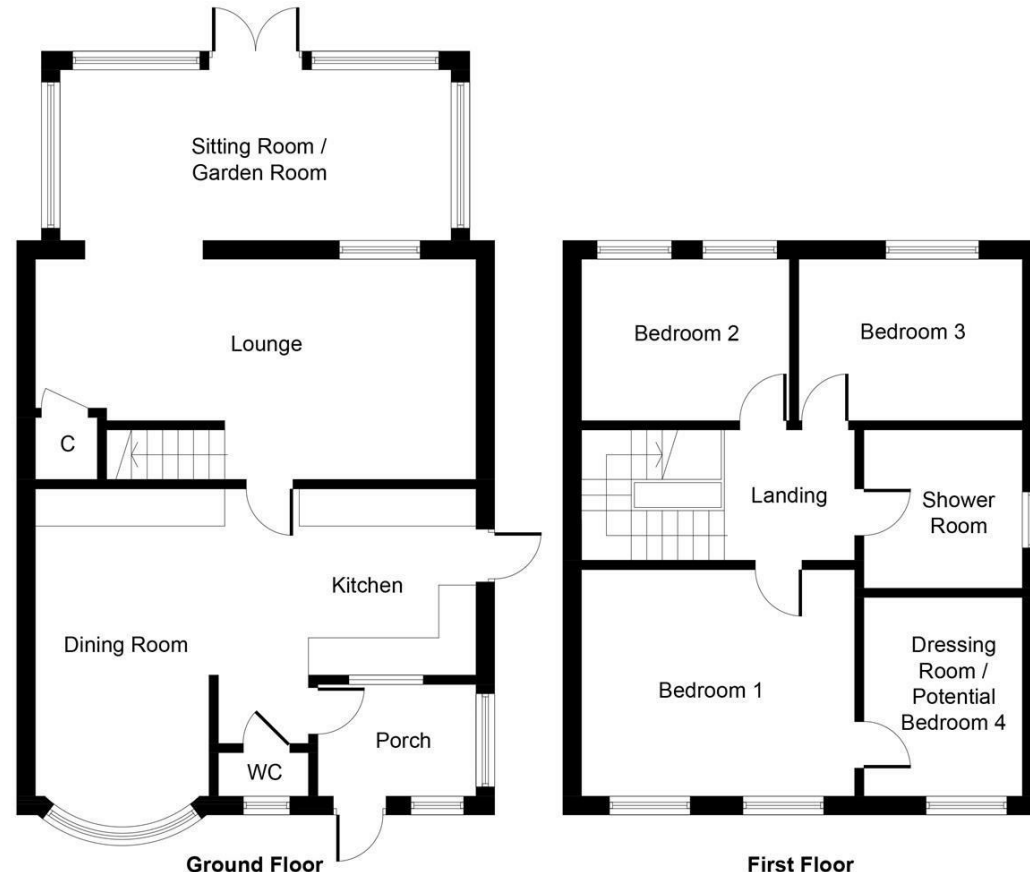
Guide price £475,000

- Immaculate Three Bedroom Detached Home
- Popular Location In Heart Of Village
- Three Reception Rooms
- Modern Fitted Shaker Style Kitchen
- Re-fitted Shower Room Plus Ground Floor Cloakroom
- Dressing Room To Bedroom One
- Beautiful Landscaped West Facing Rear Garden
- Block Paved Driveway Offering Parking For Three Vehicles
- Internal Inspection Highly Advised To Fully Appreciate
- Excellent Road Links To Chelmsford, Braintree & Stansted

An immaculate, three bedroom detached property (previously 4 beds) positioned in the heart of the village close to all the amenities that Great Leighs offers. This delightful home has been fully modernised and offers three spacious reception areas to the ground floor plus a modern Shaker style kitchen plus cloakroom. To the first floor are three bedrooms (master with dressing room) which are serviced by a modern, spacious shower room.

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 in the heart of this popular village and is 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 ₂) Rating | |
|--|-----------|---|-----------|
| Current | Potential | Current | Potential |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | | |
| | 77 | | |
| | 51 | | |
| <p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p> | | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Porch

Double glazed entrance door and double glazed windows to side, radiator, wooden flooring and smooth ceiling with sunken spotlights.

Inner Hall

Laminate flooring and smooth ceiling with sunken spotlights.

Cloakroom

Obscure double glazed window to front, modern white suite comprising low level WC and vanity wash hand basin with mixer taps, smooth ceiling and sunken spotlights..

Kitchen

3.30m x 2.98m (10'9" x 9'9")
Modern shaker style kitchen with edged worksurfaces incorporating a large single bowl sink with central mixer tap, integrated dishwasher, fridge/freezer and washer/dryer, built-in oven plus electric hob with splashbacks and extractor fan over. Laminate flooring and smooth ceiling with sunken spotlights. There is also an AquaBion filter system to

eliminate hard water and lime scale, plus door to side and open to Breakfast / Dining Room.

Breakfast / Dining Room

4.84m x 2.39m (15'10" x 7'10")
Positioned adjacent to the kitchen area, double glazed bay window to front, radiator, TV point, laminate flooring and smooth ceiling with sunken spotlights.

Lounge

5.32m x 4.50m (17'5" x 14'9")
Stairs to first floor with storage under, feature fireplace with modern inset electric fire, TV point, radiator with cover, carpet to floor and smooth ceiling with sunken spotlights, large opening to rear leading into Garden Room

Garden Room/Sitting Room

4.65m x 2.33m (15'3" x 7'7")
Double glazed windows to sides and rear and French doors to rear patio, radiator, large built-in storage unit housing oil fired boiler, solid ceiling and laminate flooring.

FIRST FLOOR

Landing

Obscure double glazed window to side, radiator, carpet to floor and smooth ceiling with hatch leading to the part boarded loft.

Bedroom One

3.55m x 2.77m (11'7" x 9'1")
Two double glazed windows to front aspect, radiator, carpet to floor and smooth ceiling. Open to:

Dressing Room

2.22m x 1.69m (7'3" x 5'6")
Double glazed window to front, range of wardrobes, carpet to floor and smooth ceiling.

Bedroom Two

3.07m x 2.69m (10'0" x 8'9")
Double glazed full height window to rear and further double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Three

2.16m x 1.92m (plus door recess) (7'1" x 6'3" (plus door recess))
Double glazed window to rear, radiator, airing cupboard, carpet to floor and smooth ceiling

Shower Room

Obscure double glazed window to side, re-fitted modern white suite comprising large double shower cubicle, low level WC, vanity wash hand basin with mixer taps with storage under, heated towel rail, quality lino flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Driveway

The property offers off road parking for three vehicles via a block paved driveway, plus access gates to rear.

Rear Garden

A particular feature of this well presented property is the beautiful landscaped rear garden. The garden commences with a large patio with

non-slip porcelain tiles ideal for entertaining and al-fresco dining. From here you step up to the lawn area which is flanked by raised borders stocked with a range of flowers and plants, plus inset lighting fitted. To the rear of the garden is a timber framed shed with power fitted and there is also outside lighting, power sockets and an outside tap.

Services

Oil central heating. Mains water supply and drainage.

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 www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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 www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

