

Paul Mason Associates



School Lane, Great Leighs, Chelmsford, CM3 1GS

Guide price £539,995



- Semi-Detached, 4 Double Bedroom Family Home Set Over Three Floors
- Corner Plot Position In A Quiet Mews With NO ONWARD CHAIN
- En-Suite To Master Bedroom
- Three Reception Rooms
- Lounge & Dining Room With Bi-Fold Doors To Gardens
- Tandem Length Garage Plus Parking
- Close To All Village Amenities
- Larger Than Average Private Garden
- Internal Inspection Highly Advised
- Road Access To A130, A12 and Stansted Airport

Gary Townsend at Paul Mason Associates offers this four bedroom semi-detached property situated on a rare corner plot in the heart of Great Leighs built by the reputable Granville Developments. Positioned at the end of a quiet cup-de-sac, is this three reception room home which boasts a spacious garden, ideal for families, and budding gardeners. There is also an en-suite to the master bedroom located on the top floor, with the three other bedrooms serviced by a family bathroom on the first floor. Another beneficial feature is the tandem length garage and driveway.

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.

School Lane, Great Leighs, CM3 1GS

Paul Mason Associates



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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, radiator, oak flooring and smooth coved ceiling.

#### Cloakroom

Opaque double glazed window to front, LLWC, vanity wash basin with tiled splashback, heated towel rail, tiled flooring and smooth coved ceiling.

#### Kitchen

5.28m x 1.60m (17'3" x 5'2")  
Double glazed window to rear aspect, range of modern fitted base and wall units incorporating a one and half bowl sink/drainage unit with central mixer tap and tiled splashback, built-in electric double oven gas hob with extractor over, integrated fridge/freezer and dishwasher, space for washing machine, wall mounted boiler, tiled flooring and smooth coved ceiling with sunken spotlights. Door to rear.

#### Lounge

5.61m x 2.95m (18'4" x 9'8")  
Double glazed window to front, feature fireplace with open fire, radiator, BT and TV points, oak flooring and smooth coved ceiling. Door to Dining Room and French doors to rear patio and garden.

#### Dining Room

3.20m x 2.90m (10'5" x 9'6")  
Double glazed windows to front and side, radiator, oak flooring and smooth vaulted ceiling. Bi-fold doors to rear patio and garden.

#### Study

2.64m x 2.57m (8'7" x 8'5")  
Double glazed window to front, radiator, BT and TV points, oak flooring and smooth coved ceiling.

### FIRST FLOOR

#### Landing

Airing cupboard, radiator, carpet to floor and smooth coved ceiling.

#### Bedroom Two

4.50m x 3.30m (14'9" x 10'9")  
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

#### Bedroom Three

4.50m x 2.21m (14'9" x 7'3")  
Double glazed window to side, radiator, carpet to floor and smooth coved ceiling.

#### Bedroom Four

3.81m x 1.80m (12'5" x 5'10")  
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

#### Family Bathroom

Opaque double glazed window to rear, panelled bath with central mixer tap and shower attachment over, LLWC, wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

### SECOND FLOOR

#### Landing

Velux to rear, radiator, carpet to floor and smooth ceiling.

#### Bedroom One

6.60m x 3.99m (21'7" x 13'1")  
A spacious room with two Velux windows to front plus double glazed window to side, radiator, carpet to floor and smooth coved ceiling with loft access.

#### Bedroom One En-Suite

Velux window to rear, shower cubicle, LLWC, wash hand basin with tiled splashback, saver point, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Garaging & Parking

7.49m x 3.00m (24'6" x 9'10")  
The property benefits from block

paved parking to the front of the property and leads to a tandem length garage with power and lighting plus eaves storage and courtesy door to the garden.

#### Rear Garden

A particular feature of this property is its large corner plot position which provides a larger than average garden. The garden commences with a patio area and leads to a level lawn area with established tree and shrub borders. There is also an outside tap, lighting and access to gate to front.

#### 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)

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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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

