

Paul Mason Associates

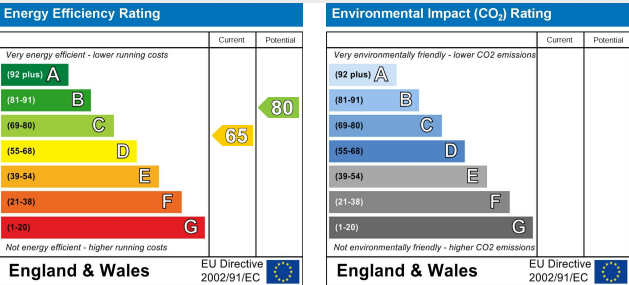


Brickbarns, Great Leighs, Chelmsford, CM3 1JL

Offers in excess of £425,000



- Three Bedroom Link Detached Home
- En-Suite To Master Bedroom
- Lounge With Bi-folds and Log Burner
- Modern Fitted Kitchen / Breakfast Room
- Family Bathroom
- Ground Floor Cloakroom
- Detached Garage Plus Enclosed Carport
- Landscaped Rear Garden
- Walking Distance Of All Village Amenities and School
- Well located for Chelmsford, Stansted, A120 & M11

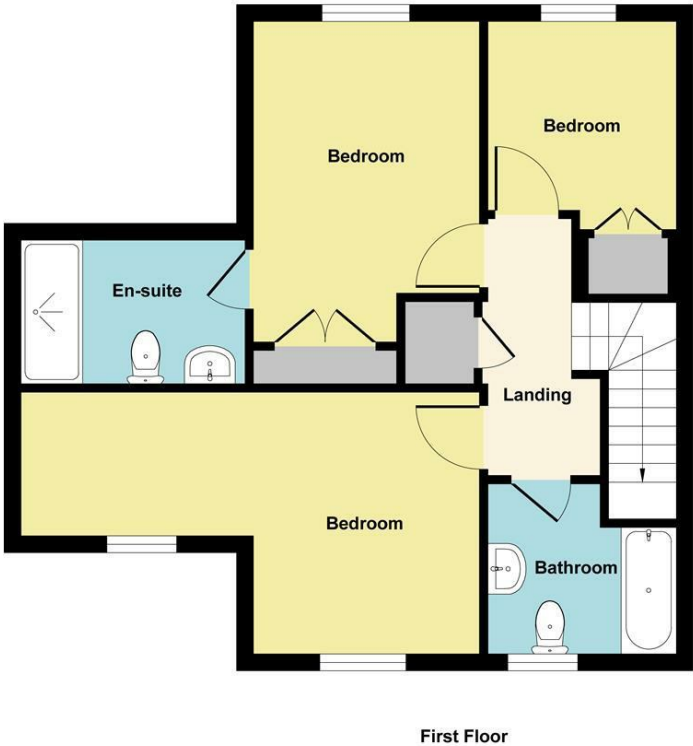
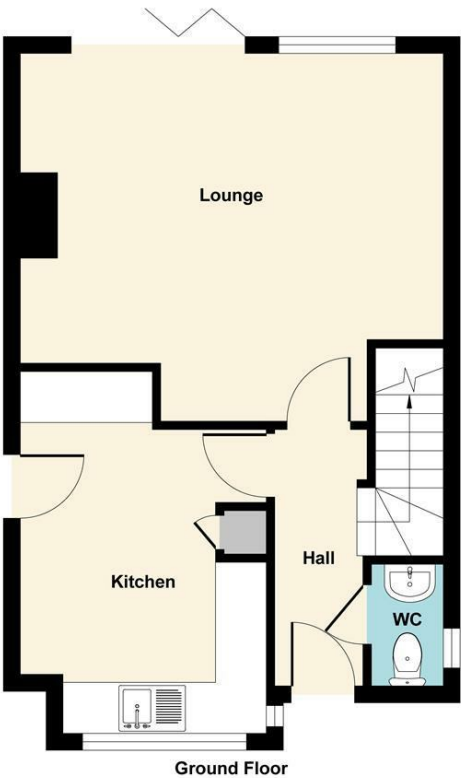


Gary Townsend at Paul Mason Associates offers this well presented three bedroom family home positioned in the heart of the popular village of Great Leighs. The property benefits from three bedrooms (master with en-suite), cloakroom, modern fitted kitchen/breakfast room and a spacious Lounge / Dining Room with log burner. Externally, there is gated parking with a carport and a detached garage, plus a modern landscaped rear garden.

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.

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## 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  
Chelmer Valley High School: 6.6 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor with storage cupboard under, Amtico flooring and smooth coved ceiling with smoke alarm fitted.

#### Cloakroom

OPAQUE window to side, LLWC, vanity wash hand basin with tiled splashback, radiator, tiled flooring and smooth coved ceiling with sunken spotlights.

#### Kitchen / Breakfast Room

5.41m x 2.86m (17'8" x 9'4")  
Double glazed bay window to front, range of modern base and wall units with quartz work surface incorporating a ceramic butler's sink with central mixer tap, built-in electric double oven with induction hob and extractor over, integrated dishwasher, space for American fridge/freezer and washing machine, radiator, tiled flooring and smooth coved ceiling with sunken spotlights. Door to carport.

#### Lounge / Dining Room

5.17m x 4.35m (16'11" x 14'3")  
Double glazed window to rear, feature fireplace with log burner, oak mantle and stone hearth, radiator, storage cupboard, Amtico flooring and smooth coved ceiling. Bi-folding doors open to the rear patio.

### FIRST FLOOR

#### Landing

Airing cupboard, radiator, carpet to floor and smooth coved ceiling with sunken spotlights and loft access.

#### Bedroom One

3.76m x 2.91m (12'4" x 9'6")  
Double glazed window to rear, range of built-in wardrobes, radiator, air conditioning unit, laminate flooring and smooth coved ceiling.

#### Bedroom One En-Suite

2.72m x 1.60m (8'11" x 5'2")  
Opaque double glazed window to rear, fully tiled, double width shower, LLWC, pedestal wash hand basin, shaver point, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

#### Bedroom Two

5.92m x 3.68m (19'5" x 12'0")  
A large room with two double glazed windows to front, radiator, laminate flooring and smooth

coved ceiling. (Potential to add an en-suite if desired).

#### Bedroom Three

2.83m x 2.05m (9'3" x 6'8")  
Double glazed window to rear, built-in wardrobes, radiator, laminate flooring and smooth coved ceiling.

#### Family Bathroom

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

### EXTERIOR

#### Driveway & Garage

The property benefits from a block paved driveway which leads to an enclosed carport with electric roller shutter, and provides access to the detached garage which has an electric up and over door, power and lighting and eaves storage.

#### Garden

The rear garden has been landscaped and commences with a patio area which in turn leads to a lawn area with a selection of flower and shrub borders. From here you are taken to a raised entertaining area with pergola. There is also an outside tap, lighting and power sockets.

## 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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

#### Viewings

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





**Paul Mason** Associates

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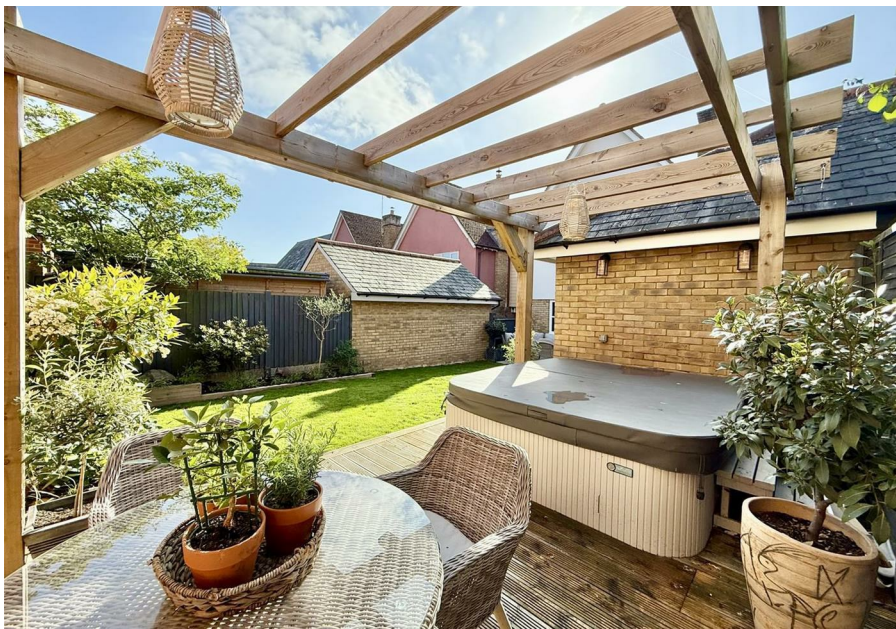
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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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