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and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

RADCLIFFE WAY, GREAT LEIGHS, CHELMSFORD, ESSEX,  
CM3 1FN

£475,000





RADCLIFFE WAY  
GREAT LEIGHS  
CHELMSFORD

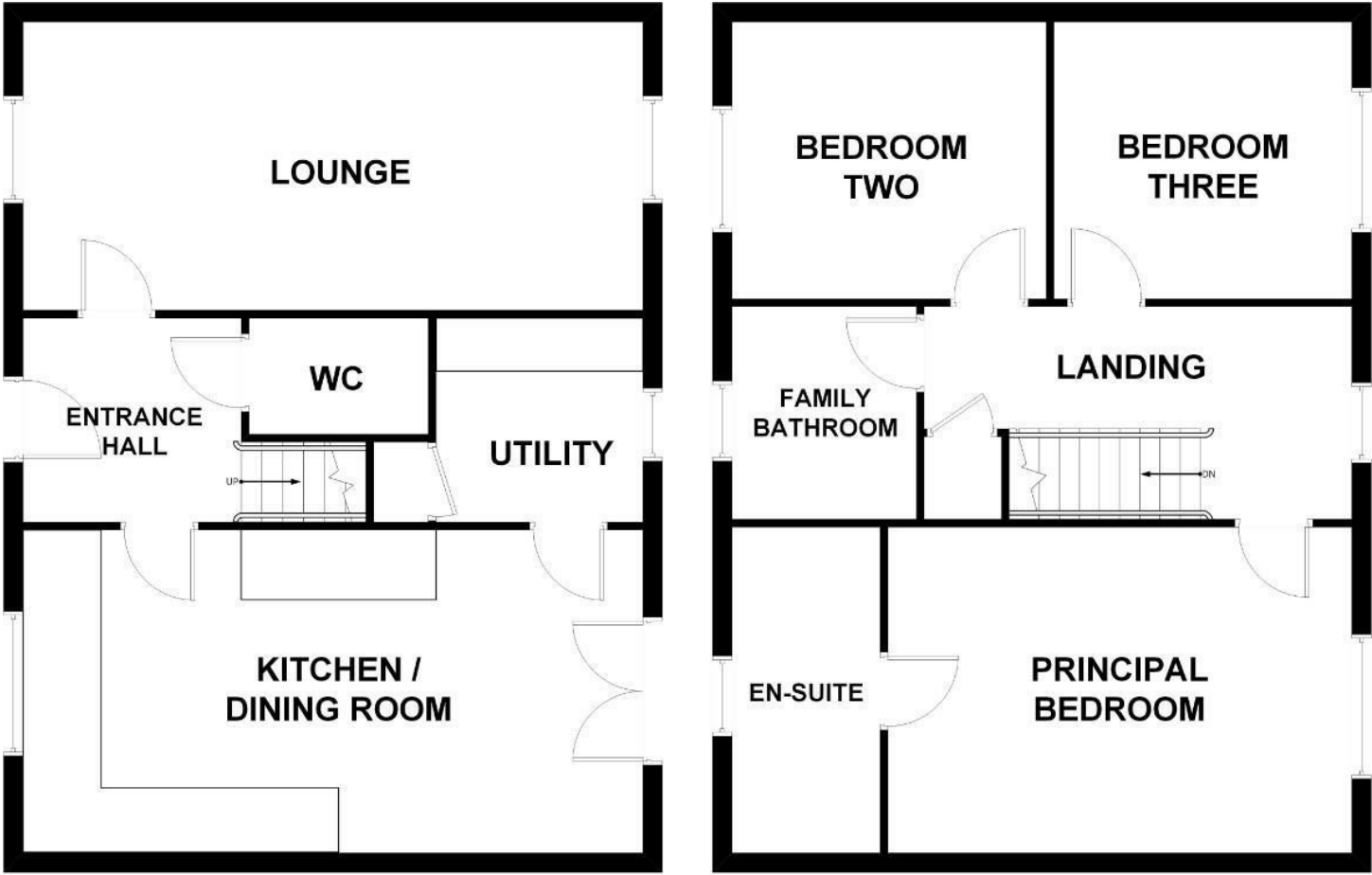
Situated within the desirable village of Great Leighs, this immaculately finished three-bedroom detached family home offers refined and spacious living accommodation finished to a high standard throughout.

The ground floor features a welcoming entrance hall, a generous living room, a contemporary open-plan kitchen/dining room, a practical utility room, and a cloakroom.

Upstairs, there are three well-proportioned bedrooms, including a principal suite benefiting from private en-suite facilities, serving alongside a modern family bathroom.

Outside, the property enjoys a secluded rear garden, a garage, and driveway parking.

Conveniently located for commuters, the home offers easy access to Chelmsford, Braintree, and major transport links including the A120/M11 and Chelmsford's Park & Ride. With the local pub, Great Leighs Park, and Village Hall just a short walk away, this property combines village charm with excellent connectivity—ideal for families seeking a high-quality home in a well-connected setting.



**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.





**Garden**

Small frontage with stoned paved pathway leading to front door. The rear garden is mainly laid to lawn with a generous patio area perfect for entertaining, with side door access to the garage, all fully enclosed by timber panel fencing.

**Single Garage & Driveway Parking**

With up and over door, power and lighting & storage overhead. Driveway parking suitable for one vehicle.

**Additional Information**

Freehold, gas central heating, mains waste & water, cat6 network cabling throughout the house.

Some external images have been CGI edited (The Grass specifically), these are purely for illustrative purposes.

- **Detached Family Home**
- **Three Bedrooms**
- **Kitchen/Dining Room**
- **Living Room**
- **Utility Room**
- **En-Suite Facilities To Principal**
- **Family Bathroom & Cloakroom**
- **Single Garage With Driveway Parking**
- **Secluded Rear Garden**
- **Desirable Location**

**Entrance Hall**

9'6" x 6'6" (2.9m x 2.0m)

Entered via UPVC front door, UPVC frosted double glazed window to front aspect, carpeted stairs rising to first floor landing, wood laminate flooring, wall mounted radiator, inbuilt matted area, ceiling mounted light fixture, various power points. Doors to: Kitchen/Dining Room. Living Room, Cloakroom.

**Kitchen/Dining Room**

19'4" x 8'10" (5.9m x 2.7m)

Double glazed UPVC window to front aspect, double glazed UPVC windows & French doors to rear aspect leading to rear garden, various base and eye level units with timber effect work surfaces over, one and a half unit stainless steel sink with mixer tap and drainer unit, four ring Zanussi gas hob with extractor fan, Zanussi fan oven, integrated fridge-freezer, integrated dish washer, wall mounted radiator, ceiling mounted spotlight area, inset spotlights, various power points, extractor fan. Door to: Utility Room.

**Utility Room**

6'6" x 4'11" (2.0m x 1.5m)

Double glazed UPVC window to rear aspect, fitted with a range and base level units with timber effect working surface over, inset single unit sink and drainer unit with mixer tap over, space for washing machine, access to gas boiler, access to under stairs storage cupboard, wood laminate flooring, ceiling mounted light fixture, extractor fan.

**Living Room**

18'8" x 9'10" (5.7m x 3.0m)

Double glazed UPVC windows to front & rear aspect, wall mounted radiator, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, TV point, various power points.

**Cloakroom**

4'11" x 2'11" (1.5m x 0.9m)

Wall mounted wash hand basin with separate taps and splash back tiling, low level W.C, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, extractor fan.







**First Floor Landing**  
6'6" x 12'1" (2.0m x 3.7m)  
Double glazed UPVC window to rear aspect, door to airing cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms, Family Bathroom.

**Principal Bedroom**  
13'5" x 8'10" (4.1m x 2.7m)  
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, TV point, various power points. Door to: En-Suite.

**En-Suite**  
Frosted double glazed UPVC window to rear aspect, three-piece suite, low level WC, tile enclosed shower, wash hand basin with mixer tap, tiled flooring, wall mounted radiator, inset spotlights, extractor fan.

**Bedroom Two**  
10'9" x 9'10" (3.3m x 3.0m)  
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, TV point, various power points.

**Bedroom Three**  
9'10" x 7'6" (3.0m x 2.3m)  
Double glazed UPVC window to rear aspect, access to loft, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Family Bathroom**  
Double glazed UPVC frosted window to front aspect, three-piece suite, panel enclosed UPVC bath with wall mounted shower attachment and glass screen, low level W.C, wall mounted wash hand basin with mixer tap, wall mounted radiator, tiled flooring, inset spotlights, extractor fan.

