



**Catherines Close, Great Leighs, Chelmsford, CM3 1RX**

**welcome to**

**Catherines Close, Great Leighs, Chelmsford**

William h Brown are pleased to offer this well presented two bedroom semi-detached house situated in sought after village of Great Leigh's within walking distance to a primary school, pub, park, shop and bus stop to Chelmsford and Braintree.



### **Hallway**

Obscure double glazed window to front aspect. Stairs to first floor. Electric storage heater. Understairs cupboard.

### **Kitchen**

11' 1" x 5' 9" ( 3.38m x 1.75m )

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating sink drainer with hot and cold mixer taps. Four ring induction hob and overhead extractor fan. Integrated double oven. Integrated fridge freezer. Integrated washing machine.

### **Lounge**

13' 7" x 11' 4" ( 4.14m x 3.45m )

Double glazed patio doors to rear garden. Feature fireplace with integrated electric fire.

### **Landing**

Loft access. Doors leading to

### **Bedroom One**

10' 2" x 9' ( 3.10m x 2.74m )

Double glazed window to rear aspect. Fitted wardrobe.

### **Bedroom Two**

9' 2" x 8' 6" + recess ( 2.79m x 2.59m + recess )

Two double glazed windows to front aspect. Airing cupboard. Fitted wardrobes.

### **Bathroom**

Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC. Vanity hand wash basin.

### **Garden**

Commencing with patio area leading to lawn with mature tree and shrub borders. Cabin and seating area to rear.

### **Parking**

Driveway providing off street parking for two cars.



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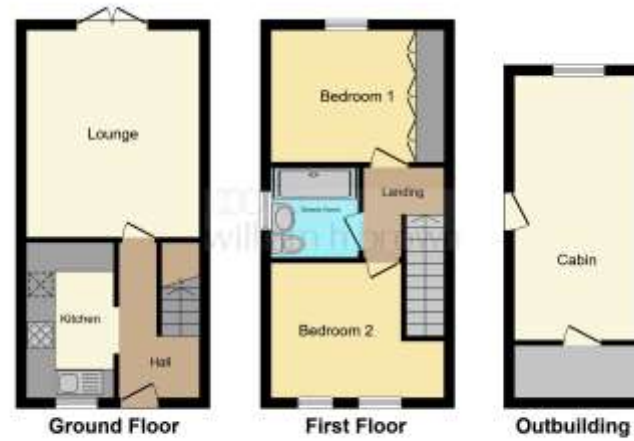
welcome to

## Catherines Close, Great Leighs, Chelmsford

- Two Double Bedroom House
- Sought After Village of Great Leigh's
- Double Glazing
- Viewings Highly Advised
- Walking Distance to Primary School

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109464 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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