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Willis Mead Road, Great Leighs, Chelmsford, CM3 1FL



welcome to

Willis Mead Road, Great Leighs, Chelmsford

**** GUIDE PRICE £450,000 to £475,000**** A well-presented three-bedroom detached home in Great Leighs, set on a generous corner plot with scope to extend (STPP). Ideal for families seeking versatile space.



Entrance Hall

Ground Floor Cloakroom

Inset WC and hand wash basin. Tiled flooring. Radiator.

Lounge

18' 5" x 8' 9" (5.61m x 2.67m)

Double glazed bay window to side aspect. Double glazed window to front aspect. Two radiators.

Kitchen / Diner

18' 5" x 8' 10" (5.61m x 2.69m)

Double glazed window to front aspect. Range of matching base and eye level units with roll top work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Built in oven, gas hob and extractor fan. Integrated fridge freezer and dishwasher. Radiator. Tiled flooring. Sunken spotlights. Double doors to rear garden.

Utility Room

Double glazed window to rear aspect. Built in understairs storage. Range of fitted units with roll top work surface incorporating a sink drainer with hot and cold mixer tap. Space and plumbing for washing machine. Wall mounted boiler. Radiator. Tiled flooring.

Landing

Double glazed window to rear aspect. Loft access. Airing cupboard. Radiator.

Bedroom One

13' 3" x 9' (4.04m x 2.74m)

Double glazed window to side aspect. Radiator.

En-Suite

Obscure double glazed window to front aspect. Enclosed and fully tiled double shower. Inset WC and hand wash basin. Extractor fan. Radiator. Filed flooring. Sunken spotlights.

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 11" x 7' 5" (3.02m x 2.26m)

Double glazed window to side aspect. Radiator.

Bathroom

Obscure double glazed window to front aspect. Side panel bath with central tap and shower over. Inset WC and hand wash basin. Extractor fan. Tiled flooring. Sunken spotlights.

Rear Garden

Unoverlooked and generously sized rear garden. Enclosed by brick wall. Patio seating area across rear of property with pathway leading to garage. Remainder laid to lawn. Gated side access to driveway.

Parking

Driveway providing off street parking for two cars with further visitors bays available to the front of property.

Tandem Garage

28' 7" x 10' 4" (8.71m x 3.15m)



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Willis Mead Road, Great Leighs, Chelmsford

- Three Double Bedrooms
- Detached
- En-Suite
- Potential to Extend STPP
- Close to Local Amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: E



guide price

£450,000 - £475,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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