

Paul Mason Associates



Brickbarns, Great Leighs, Chelmsford, CM3 1JL

Offers in excess of £425,000

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 covered ceiling with smoke alarm fitted.

Cloakroom

OPAque window to side, LLWC, vanity wash hand basin with tiled splashback, radiator, tiled flooring and smooth covered 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 covered 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 covered ceiling. Bi-folding doors open to the rear patio.

FIRST FLOOR

Landing

Airing cupboard, radiator, carpet to floor and smooth covered 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 covered 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 covered 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

covered 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 covered 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 covered 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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