



Greengates Close, Great Leighs, Chelmsford, CM3 1FA



welcome to

Greengates Close, Great Leighs, Chelmsford

NO CHAIN. William H Brown are pleased to offer this well-presented and spacious four bedroom detached family home, ideally set within the sought-after village of Great Leighs. Situated in a quiet cul-de-sac while remaining within comfortable walking distance of local amenities.



Entrance Hallway

Khardeen wood effect flooring. Stairs to first floor. Inset spotlights. Doors leading to:-

Ground Floor Cloakroom

Low level WC. Hand wash basin.

Living Room

24' 3" into bay x 9' 2" (7.39m into bay x 2.79m)
Double glazed bay window with shutters from front aspect. Double glazed window with shutters to side aspect. Double glazed French doors to rear garden. Feature fireplace with wood burner, Radiator. Inset spotlights. Carpets.

Kitchen / Dining Room

24' 3" into bay x 9' 2" (7.39m into bay x 2.79m)
Double glazed bay window with shutters to front aspect. Double glazed window to side aspect with shutters and double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring gas hob. Over head extractor fan. Integrated dishwasher and fridge freezer. Breakfast bar. Two radiators. Inset spotlights. Kardeen wood effect flooring.

Utility Room

5' 3" x 5' 11" (1.60m x 1.80m)
Double glazed door to rear aspect. Range of matching base and eye level units with work surface over. Plumbing and space for washing matching. Wall mounted boiler. Radiator.

Landing

Inset spotlights. Storage cupboard. Loft access. Doors leading to:-

Bedroom One

13' 1" x 9' 2" (3.99m x 2.79m)
Double glazed window with shutters to rear aspect. Radiator. Carpets. Pendant lighting. Door leading to:-

En-Suite

3' 11" x 6' 7" (1.19m x 2.01m)
Obscure double glazed window to rear aspect. Walk in shower. Wall mounted hand wash basin. Low level WC. Heated towel rail. Fully tiled walls. Shaver point.

Bedroom Two

11' 10" x 8' 6" (3.61m x 2.59m)
L-shaped. Double glazed window with shutters to front aspect. Radiator. Carpets.

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)
Double glazed window with shutters to rear aspect. Radiator. Carpets.

Bedroom Four

8' 6" x 9' 6" (2.59m x 2.90m)
Double glazed window with shutters to front aspect. Radiator. Carpets.

Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)
Obscure double glazed window to front aspect. Side panel bath with plumbed in over head shower. Pedestal hand wash basin. Low level WC. Heated towel rail. Fully tiled walls.

Garden

Commencing with paved patio seating area. Raised beds to side with mature plants. Artificial lawn. Door giving access to garage. Side gate. Outside lighting. Enclosed by brick wall.

Front Of Property

Flower beds and bushes. Driveway providing parking for multiple cars leading to garage. EV charging point.

Garage

23' 3" x 10' 7" (7.09m x 3.23m)



view this property online williamhbrown.co.uk/Property/BTR110219



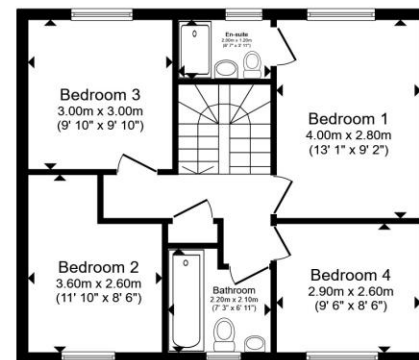
welcome to
**Greengates Close, Great Leighs,
 Chelmsford**

- Four Bedroom Detached Family Home
- Well Presented Throughout
- Open Plan Lounge / Diner
- En-Suite
- Spacious Accommodation

Tenure: Freehold EPC Rating: B
 Council Tax Band: F



Ground Floor



First Floor

offers over
£600,000

Total floor area 103.3 m² (1,112 sq.ft.) approx
 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.propertybox.io



Please note the marker reflects the
 postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110219



Property Ref:
 BTR110219 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk