

The Crescent

Little Leighs, Chelmsford, CM3

Guide Price of £750,000

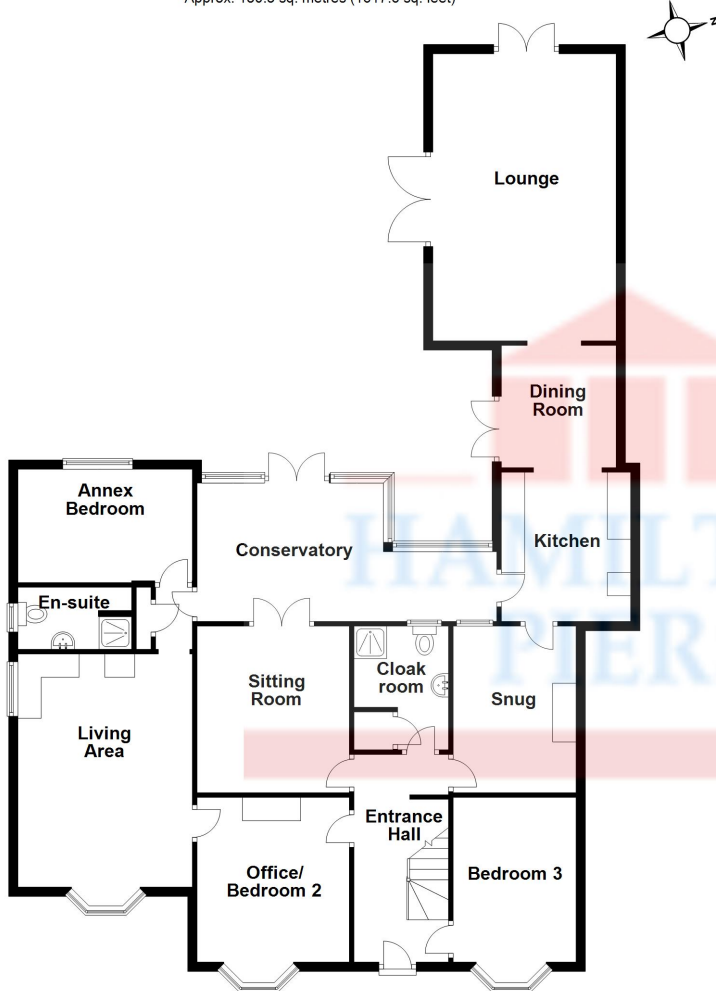


Boasting a 0.6 ACRE PLOT (separate negotiation), a self-contained ANNEX and SIX reception rooms is this deceptively spacious five bedroom detached CHALET BUNGALOW. Offering a DOUBLE GARAGE, parking for several and set in a village location, this property must be viewed.



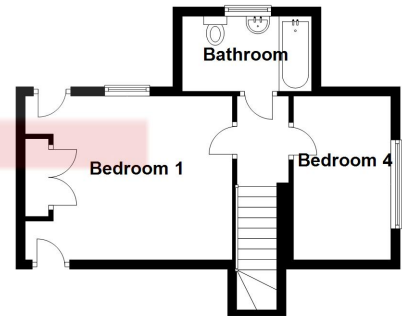
Ground Floor

Approx. 150.3 sq. metres (1617.6 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)

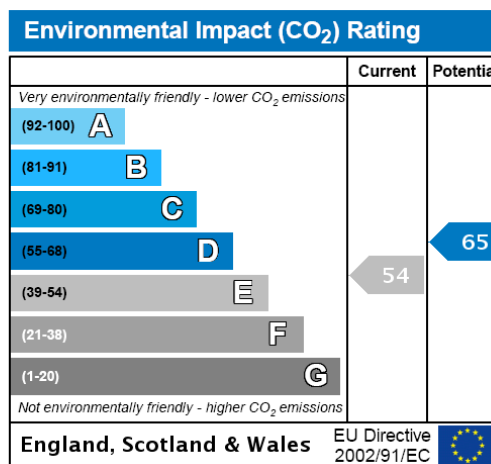
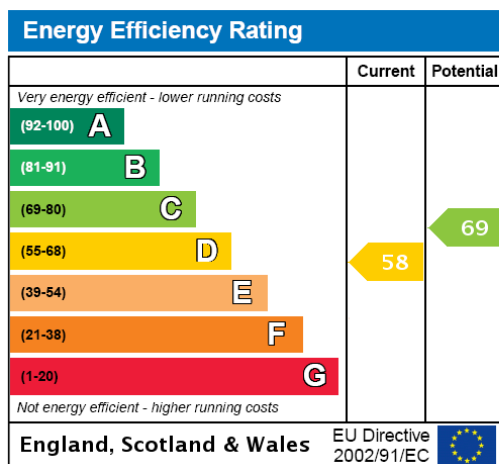


Total area: approx. 182.9 sq. metres (1968.9 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearing before making any decisions reliant upon them.
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Plan produced using PlanUp.

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GUIDE PRICE £750,000-£800,000

Hamilton Piers, the local property specialists in Little & Great Leighs, are delighted to bring to the market for sale this deceptively spacious five bedroom detached CHALET BUNGALOW. The property boasts a spacious and unoverlooked 0.6 ACRE PLOT (separate negotiation), a self-contained ANNEX adjoining the main residence and SIX reception rooms including a 20' DUAL ASPECT lounge, 21' conservatory overlooking the gardens to rear and a cosy snug. Also offering driveway parking for several vehicles with a further gated driveway, leading to a detached DOUBLE GARAGE. Set in a village location, in close proximity to Chelmsford, just 3.5 miles to Chelmsford's Park & Ride facility and with access to A12/A120/M11, this property really must be viewed to be fully appreciated.

The property itself benefits from such diverse living accommodation, it has been adapted and maintained by the current owners to a high standard, incorporating a flow of various reception rooms and giving access to it's adjoining annex.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, smooth ceiling.

GROUND FLOOR SHOWER ROOM:

Double glazed window to rear, low level WC, pedestal wash hand basin, partly tiled walls, radiator, tiled flooring, smooth ceiling, airing cupboard.

LOUNGE: (20'03" x 13')

Double glazed window to side, open plan to dining room, log burner, radiator, tiled flooring, smooth ceiling. French doors to side and rear aspects.

DINING ROOM: (8'08" x 8'01")

Open plan to lounge and kitchen, tiled flooring, smooth ceiling, double glazed french doors to side.

KITCHEN: (10'8" x 9'3")

Double glazed window to side, matching wall and base units with edged work surfaces and tiled splash backs, one and a half bowl sink and drainer with central mixer tap, Range cooker, space for fridge/freezer, radiator, tiled flooring, smooth ceiling. Doors to conservatory and snug.

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SNUG: (11'10" x 8'8")

Double glazed window to rear, radiator, fireplace surround, carpeted flooring, smooth ceiling.

CONSERVATORY: (21'1" max to 13'2" x 9'11")

Part UPVC and part brick built, polycarbonate roof, radiator, vinyl flooring, double glazed french door to rear garden and door to annex.

SITTING ROOM: (11'9" x 10'10")

Double glazed french doors to rear, radiator, laminate wood flooring, smooth ceiling.

BEDROOM TWO / OFFICE: (11'8" x 10'10")

Double glazed bay window to front, radiator, laminate wood flooring, smooth ceiling.

BEDROOM THREE: (11'8" x 7'11")

Double glazed bay window to front, radiator, laminate wood flooring, smooth ceiling.

FIRST FLOORACCOMMODATION:-

LANDING:

Carpeted flooring, smooth ceiling.

MASTER BEDROOM: (14'11" x 11'8")

Double glazed Velux window to rear, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR: (11'8" x 6'10")

Double glazed window to side, built-in wardrobe, radiator, laminate wood flooring, smooth ceiling.

FAMILY BATHROOM:

Double glazed window to rear, panelled bath with shower attachment, pedestal wash hand basin, partly tiled walls, radiator, laminate wood flooring, vaulted smooth ceiling.

ADJOINING ANNEX:

LIVING AREA: (16'7" x 12'2")

Double glazed bay window to front and double glazed window to side, kitchen area, radiator, laminate flooring and smooth ceiling with exposed beams.

INNER HALL:

Storage cupboard, vinyl flooring. Door to conservatory.

BEDROOM: (12' x 8')

Double glazed window to rear, radiator, laminate flooring and smooth ceiling with exposed beams.

EN-SUITE:

Double glazed opaque window to side, enclosed shower unit, low level WC, pedestal wash hand basin, partly tiled walls, radiator, tiled flooring, smooth ceiling.

EXTERIOR:-

FRONT:

Mature hedging, shingle dual access driveway, side gate and access to rear garden.

REAR GARDEN:

Approx 0.6 acre (total plot size STLS), mainly laid to lawn with a series of shrubs and mature trees, hard standing patio leading to decorative stone areas.

GARAGE, DRIVEWAY AND PARKING:

Detached double garage with side access, lighting and power with up and over doors. Driveway parking for several vehicles.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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