

School Lane
Great Leighs, Chelmsford, CM3

Freehold
Offers in excess of £535,000



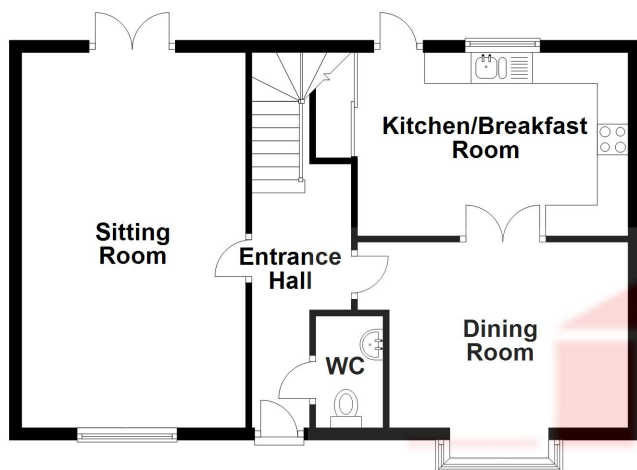
****NO ONWARD CHAIN**** Boasting FIVE DOUBLE bedrooms, an EN-SUITE & DRESSING ROOM to master plus garage and DRIVEWAY PARKING is this detached property. Also offering a 19' LOUNGE, dining room & modern kitchen, set in the heart of a sought after village and in close proximity to A120/M11 & Chelmsford.



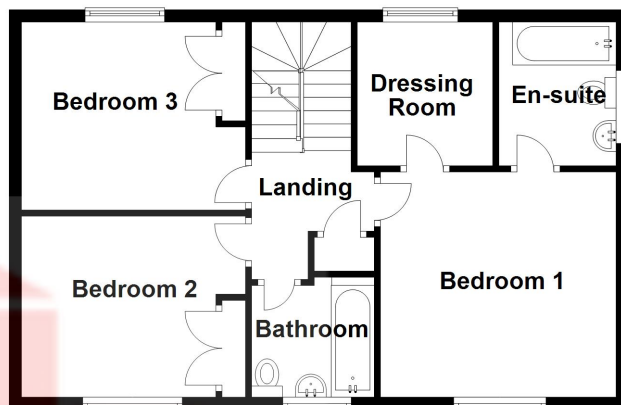
ESSEX PROPERTY CENTRE | 7 THE SQUARE | GREAT NOTLEY | CM77 7WT
Tel: 01376 341 141
E-mail: hamiltonpiersngv@aol.com


**HAMILTON
PIERS**
YOUR LOCAL PROPERTY SPECIALISTS

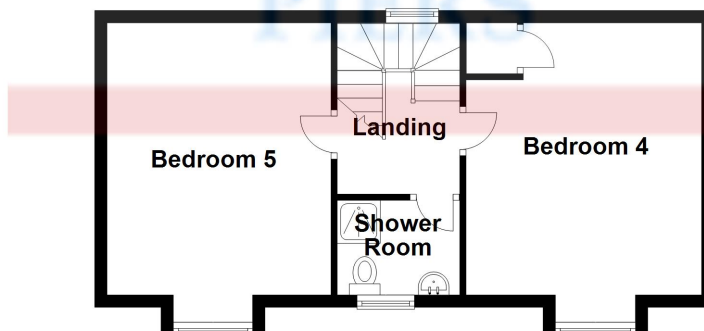
Ground Floor



First Floor



Second Floor



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.
Copyright Hamilton Piers

Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hamilton Piers, the local property specialists in Great Leighs, are delighted to offer for sale with NO ONWARD CHAIN this detached property, set in a sought after mews location, boasting FIVE DOUBLE bedrooms, an EN-SUITE & DRESSING ROOM to master plus garage and DRIVEWAY PARKING. Also offering a 19' LOUNGE, dining room & modern kitchen, set in the heart of a sought after village and in close proximity to A120/M11 & Chelmsford.

The property itself is located within walking distance to the village amenities, including shop, post office, school etc. The park and ride in Chelmsford is located just 4 miles away.

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

GROUND FLOOR:

ENTRANCE HALL:

Stairs to first floor, radiator, laminate flooring and smooth coved ceiling.

CLOAKROOM:

Low level W.C, vanity wash hand basin with tiled splashbacks, radiator, extractor fan, laminate flooring and smooth ceiling.

KITCHEN / BREAKFAST ROOM: (14' 4" x 9' 8")

Double glazed window to rear, range of matching high gloss wall and base units with Corian work surfaces incorporating a one and a half bowl sink/drainers with central mixer taps, tiled splashbacks, built-in electric double oven with gas hob and extractor hood over, integrated dishwasher, space for fridge/freezer and washing machine, large larder cupboard, wall mounted boiler in cupboard, tiled flooring and smooth ceiling with sunken spotlights. Door to rear.

DINING ROOM: (13' 0" x 9' 5") plus bay

Double glazed window to front, radiator, smooth coved ceiling and double french doors to kitchen.

LOUNGE (19' 6" x 11' 10")

Double glazed window to front, feature fireplace with surround and stone hearth, radiator, carpet to floor and smooth coved ceiling. French double doors to rear patio and garden.

FIRST FLOOR:

LANDING:

Radiator, airing cupboard, carpet to floor and smooth ceiling.

MASTER BEDROOM: (14' 7" x 12' 3")

Double glazed window to front, doors to dressing room, radiator, carpet to floor and smooth ceiling.

DRESSING ROOM: (7' 8" x 7' 2")

Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

EN-SUITE:

Opaque double glazed window to side, double shower, low level WC, vanity wash hand basin, fully tiled, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO: (10' 1" x 9' 5") plus door recess

Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

BEDROOM THREE: (10' 0" x 9' 5")

Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

FAMILY BATHROOM:

Opaque double glazed window to front, panelled bath with central mixer taps and shower attachment, low level W.C, pedestal wash hand basin with tiled splashbacks, radiator, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

SECOND FLOOR:

LANDING:

Double glazed window to rear, loft access, radiator, carpet to floor and smooth ceiling.

BEDROOM FOUR: (13' 0" x 12' 2")

Double glazed window to front, built-in storage, radiator, carpet to floor and smooth ceiling.

BEDROOM FIVE: (13' 1" x 12' 5")

Double glazed window to front, built-in cupboard, radiator, carpet to floor and smooth ceiling.

ADDITIONAL SHOWER ROOM:

Velux window to front, single shower, fully tiled, wall hung wash hand basin with tiled splashbacks, low level W.C, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

FRONT GARDEN:

There is a pathway leading to the front door with flowers and shrubs and outside lighting fitted.

REAR GARDEN:

The fenced rear garden has been landscaped and is mainly laid to lawn with patio area, flowers and shrubs, outside tap, outside lighting, access to garage and access gate to side.

GARAGE AND PARKING:

There is a block paved driveway leading to a single garage with up and over doors, eaves storage and power and lighting fitted. The garage has been separated into two areas. Front storage is 10' 9" x 6' 6". To the rear is an office with power and lighting 8'5" x 8'4".

AGENTS NOTES

If you have any further questions regarding this property, please call 01376 341141.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.