



## Audley Road

Great Leighs, Chelmsford, CM3 1RS

**Guide Price £425,000**

Freehold  
Tax Band: E



Boasting NO ONWARD CHAIN and benefiting from THREE reception rooms inc. sizeable 20' lounge & dining room plus an UNOVERLOOKED & generously sized rear garden is this VERSATILE four bedroom detached property. Offering an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, a TANDEM GARAGE with driveway parking and a spacious 16' kitchen plus CONSERVATORY. In need of modernisation throughout - Ideally positioned in the heart of Great Leighs, set within walking distance to local village amenities and within easy access to A120/M11, Felsted & A12/Chelmsford. Just 4 miles to Chelmsford's Park & Ride facility.



# Audley Road, Great Leighs, Chelmsford, CM3 1RS

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to side aspect, built-in double cupboard, stairs to first floor, radiator, laminate flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator, vinyl flooring.

### LOUNGE:

20'10 x 11'07 (6.35m x 3.53m)

Double glazed window to rear aspect, central gas effect fireplace, two radiators, carpeted flooring. Door to conservatory.

### DINING / PLAYROOM:

13'03 x 8'09 (4.04m x 2.67m)

Double glazed window to front aspect, radiator, carpeted flooring.

### KITCHEN:

16'08 x 8'09 (5.08m x 2.67m)

Double glazed window to rear aspect, matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double electric oven, electric hob, space for fridge/freezer and washing machine, radiator, laminate flooring. Door to conservatory.

### CONSERVATORY:

13'07 x 10'01 (4.14m x 3.07m)

Timber construction with double glazed windows, polycarbonate roof, electric storage heater and tiled flooring. Double doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to rear aspect, airing cupboard, loft access, radiator, carpeted flooring.

### MASTER BEDROOM:

12'10 x 11'09 (3.91m x 3.58m)

Double glazed windows to front and side aspects, built-in wardrobes and fitted units, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin, radiator.

### BEDROOM TWO:

11'06 x 8'09 (3.51m x 2.67m)

Double glazed window to front aspect, radiator, carpeted flooring.

### BEDROOM THREE:

10'01 x 6'04 (3.07m x 1.93m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM FOUR:

Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio area with remainder mainly laid to lawn, enclosed by mature tree and shrub borders, gated side access to driveway and door to tandem garage.

#### GARAGE, DRIVEWAY & PARKING:

Tandem garage fitted with power, lighting and electric roller door. Driveway parking for one vehicle with further on-street parking easily available.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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