



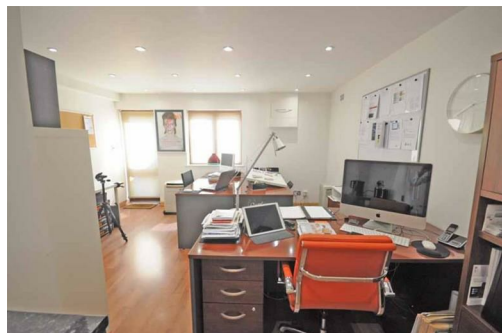
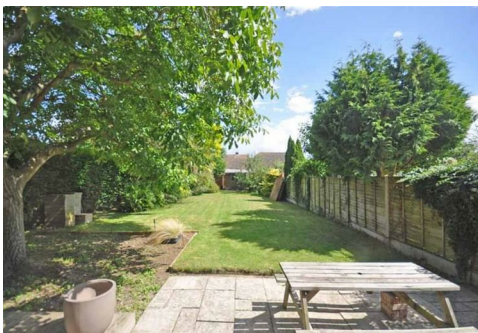
## Main Road

Great Leighs, Chelmsford, CM3 1NN

**Guide Price £525,000**



**\*\*£525,000-£550,000\*\*** Boasting NO CHAIN, a spacious UNOVERLOOKED garden & EN-SUITE to master is this four bedroom DETACHED property. Benefiting from POTENTIAL TO EXTEND and a completely SELF-CONTAINED OFFICE set in a sought after location in close proximity to Chelmsford.



# Main Road, Great Leighs, Chelmsford, CM3 1NN

## advert summary

\*\*\*GUIDE PRICE ?525,000-?550,000\*\*\*

Hamilton Piers, the leading local property specialists in Great Leighs, are delighted to bring to the market for sale this four bedroom DETACHED property, boasting NO CHAIN, a spacious 92' UNOVERLOOKED garden and EN-SUITE to master. Also benefiting from POTENTIAL TO EXTEND, with further ANNEX POTENTIAL\* / HOME OFFICE and set in a sought after village location in close proximity to Chelmsford (inc. Park & Ride).

The property benefits from versatile living accommodation throughout, with the added bonus of a completely self-contained office space, accessible from the property internally and additionally via a private door to the side aspect. Currently set up as a fully functioning home office, part-furnished and containing a kitchenette as well as its own WC, incredibly useful for home working. Dependent upon the needs of the buyer, this space could easily be converted to a self-contained annex.

This home is privatised by hedging to the frontage and provides driveway parking for four vehicles. Well positioned in the popular village of Great Leighs, within easy reach of local amenities including shops/services and schools. Set conveniently within a 10 minute drive of Chelmsford City Centre which offers a regular service to London Liverpool Street. Further, the property is located just 4 miles from Chelmsford's Park & Ride facility.

The accommodation comprises with approximate room sizes as follows:

### ENTRANCE HALL:

Stairs to first floor, radiator with cover, understairs storage cupboard, further cloak cupboard, carpet to floor and textured coved ceiling.

### CLOAKROOM:

Opaque double glazed window to side, low level WC, wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and textured ceiling.

### LOUNGE: (15' 3" x 13' 7")

Double glazed window to rear, feature fireplace, radiator, carpeted flooring and textured coved ceiling.

### DINING ROOM: (10' 9" x 10' 4")

Radiator, carpeted flooring and smooth coved ceiling. French double doors to rear garden.

### KITCHEN / BREAKFAST ROOM: (10' 4" x 9' 3")

Double glazed window to front, matching wall and base units with edged work surfaces incorporating one and a half bowl sink with central mixer taps and tiled splashbacks. Built-in electric double oven plus electric hob and extractor hood over, radiator, vinyl flooring and textured ceiling. Open to Utility.

### UTILITY ROOM: (8' 4" x 5' 3")

Boiler, space for washing machine and fridge / freezer, vinyl flooring and textured ceiling. Door to side.

### OFFICE: (15' 1" x 14' 4")

Double glazed window to side, low level WC with vanity wash hand basin, laminate flooring and smooth ceiling with sunken spotlights. Door to side for private access.

### FIRST FLOOR ACCOMMODATION:-

#### GALLERIED LANDING:

Double glazed window to side, access to part-boarded loft with lighting and ladder fitted, airing cupboard, carpeted flooring and textured ceiling.

### MASTER BEDROOM: (13' 6" x 12' 6")

Double glazed window to rear, radiator, carpeted flooring and textured ceiling.

### EN-SUITE TO MASTER:

Opaque double glazed window to rear, fully tiled, double shower, low level WC, pedestal wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and smooth ceiling.

### BEDROOM TWO: (14' 5" x 7' 9")

Double glazed window to rear, radiator, carpeted flooring and textured ceiling.

### BEDROOM THREE: (14' 5" x 9' 3")

Double glazed window to front, radiator, carpeted flooring and textured ceiling.

### BEDROOM FOUR: (9' 11" x 9' 3")

Double glazed window to front, radiator, carpeted flooring and textured ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to front, panelled bath with central mixer taps and shower attachment over, low level WC, pedestal wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and smooth ceiling.

### EXTERIOR:-

The property is approached via a gravel driveway which offers ample parking for numerous vehicles. To the side is a small lawn area with planted borders.

### REAR GARDEN:

The generous 92' unoverlooked rear garden has been landscaped and provides a lawn area with two separate decking areas, with ornamental planting and mature trees.

### AGENTS NOTES:

If you have any further questions regarding this property, please call our friendly team for more information.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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