



Audley Road

Great Leighs, Chelmsford, CM3 1RS

Guide Price £475,000



UNIQUELY BUILT and boasting an UNOVERLOOKED plot with POTENTIAL TO EXTEND (stp) and immaculately presented throughout is this four bedroom detached property. Offering an EN-SUITE, garage/driveway & set just 4 miles from Chelmsford's Park & Ride facility.



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advert summary

GUIDE PRICE ?475,000-?500,000

Hamilton Piers, the leading local property specialists in Great Leighs, are delighted to bring to the market for sale this four bedroom detached property, UNIQUELY BUILT and boasting an UNOVERLOOKED plot, with POTENTIAL TO EXTEND (stp) and immaculately presented throughout. Offering an EN-SUITE, garage/driveway & set just 4 miles from Chelmsford's Park & Ride facility.

This impressive property benefits from being one of just three uniquely built properties in the final stages of this development. Set back from the road in a prominent position and built with space and versatility throughout. The property offers two reception rooms with the added potential to extend to both front and rear aspects (subject to the relevant planning permissions).

Located in a CUL-DE-SAC setting, in the sought after village of Great Leighs, set on the periphery of Chelmsford and offering nearby access to Chelmsford City Centre (10-15mins by car) and the A120/M11 & A131. The village itself offers a popular local school, Post Office, pubs/eateries and other services.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor with understairs storage cupboard, radiator, wooden flooring and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator, tiled flooring and smooth coved ceiling.

LOUNGE: (15? x 10?10?)

Double glazed bay window to front aspect, radiator, carpeted flooring and smooth coved ceiling. Double doors to dining room.

DINING ROOM: (10?10? x 8?10?)

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

KITCHEN: (11?7? x 8?10?)

Double glazed window to rear aspect, a series of matching base and wall units, one and a half ceramic sink with central mixer tap and drainer, built-in oven with electric hob and extractor hood over, integrated dishwasher and washing machine, space for fridge/freezer, radiator, tiled flooring and smooth coved ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, airing cupboard, carpeted flooring and

smooth ceiling.

MASTER BEDROOM: (12?5? x 11?5?)

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

EN-SUITE:

Opaque double glazed window to side aspect, enclosed fully tiled single shower, inset WC, vanity wash hand basin, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights.

BEDROOM TWO: (16?7? x 10?3?)

Double glazed window to front aspect, radiator, laminate flooring and smooth ceiling.

BEDROOM THREE: (9?10? x 9?5?) plus recess

Double glazed window to rear aspect, radiator, laminate flooring and smooth ceiling.

BEDROOM FOUR: (9? x 6?5?)

Double glazed window to rear aspect, loft access, radiator, laminate flooring and smooth ceiling.

WET ROOM:

Opaque double glazed window to rear aspect, fully tiled with double shower and dual shower functions, low level WC, inset wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:-

FRONT:

The property is approached via pathway to front door, remainder laid to lawn with hardstanding driveway which leads to garage and gated side access.

REAR GARDEN:

Unoverlooked garden, enclosed by fencing and commencing with patio area, remainder mainly laid to lawn with a series of mature shrubs and trees to rear, decorative stone borders and gated side access.

GARAGE, DRIVEWAY AND PARKING:

Single integral garage fitted with power, lighting and up & over door. Driveway parking for three vehicles.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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