

Paul Mason Associates



Evelyn Road, Willows Green, Great Leighs, CM3 1QQ

Guide price £425,000

- NO ONWARD CHAIN
- Link Detached Bungalow Overlooking Open Countryside
- Three Bedrooms
- In Need Of Modernisation With Potential For A Large, 11m Loft Conversion (STPC)
- Lounge With Patio Doors Overlooking Rear Garden & Fields Beyond
- Attached Garage Plus Ample Parking
- Village Location With Benefit Of DigiGo Bus Access
- Close To All Great Leighs, Felsted & Great Notley Amenities
- Offers Wonderful Potential

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			38
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NO ONWARD CHAIN! Gary Townsend at Paul Mason Associates offers a WONDERFUL OPPORTUNITY to out your own stamp on this link-detached bungalow located in the quiet hamlet of Willows Green positioned in between the highly regarded villages of Great Leighs and Felsted. The home offers great potential to further extend (subject to planning permission) and has delightful views over open countryside, which adjoin the garden. The current layout offers three bedrooms, lounge, kitchen/diner plus shower room and cloakroom, but the layout could be easily be configured to suit alternative requirements. The property also benefits from ample parking and an attached garage.

As mentioned, Willows Green has easy access to both Great Leighs and Felsted, plus further facilities can be found at Great Notley, just to the north. If driving is an issue, the DigiGo community bus service can be arranged to drop you door to door which is a great asset for the village. Finally, the area has a plentiful supply of countryside walks making ideal for dog walkers and ramblers alike.



DIRECTIONS

Great Leighs: 2.1 miles

Great Notley (Tesco): 3.3 miles

Felsted: 3.6 miles

Braintree Station: 5.0 miles

Chelmsford Station: 9.8 miles

Stansted Airport: 18.2 miles

M11 (via A120): 19.5 miles

ACCOMMODATION

Entrance Hall

Entered via a part glazed door, wall heater, BT point, carpet to floor and loft hatch to the 11m fully boarded loft area.

Cloakroom

Window to side, LLWC, vanity wash hand basin with tiled splashback and tiled flooring.

Lounge

5.36m x 4.3m (17'7" x 14'1")
Double glazed window to side, feature fireplace, carpet to floor and coved ceiling. Door to kitchen and patio doors to the rear garden patio and garden with far reaching views over open countryside.

Kitchen / Dining

4.44m x 2.88m (14'6" x 9'5")
Double glazed window to side, a range of base and wall units with sink drainer unit, carpet to floor and door to side access.

Bedroom One

3.99m x 3.05m (13'1" x 10'0")
Double glazed window to rear overlooking the rear garden, wall heater, TV point, carpet to floor and coved ceiling.

Bedroom Two

3.81m x 2.62m (12'5" x 8'7")
Double glazed window to front aspect, wall heater, built-in cupboard, TV point, carpet to floor and coved ceiling.

Bedroom Three

3.08m x 2.61m (10'1" x 8'6")
Double glazed window to front aspect, wall heater, built-in cupboard, BT point and carpet to floor.

Shower Room

Opaque window to side, fully tiled, double width shower, vanity wash hand basin, extractor fan and smooth ceiling with sunken spotlights.

Driveway & Garage

The property benefits from a spacious driveway which offers parking for several vehicles and leads to the attached garage with up and over door, power and lighting, plus door access to rear.

Rear Garden

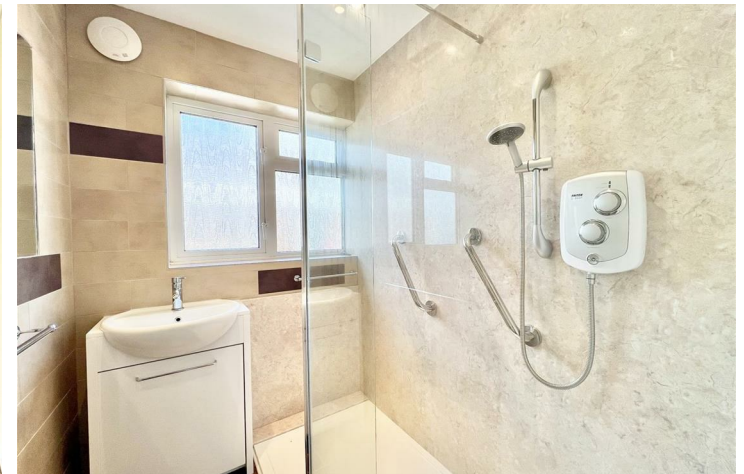
The main feature of this well positioned bungalow is its far reaching views across open farmland which adjoin the rear garden. At present, the garden commences with a large patio area, ideal for a range of garden furniture, which adjoins the lawn with a selection of flower and shrub borders and access gate to side.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact. At present, the heating system uses electric wall heaters.



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