

Paul Mason Associates



Audley Road, Great Leighs, Chelmsford, CM3 1RS
Offers in excess of £550,000

- Four Bedroom Detached Family Home
- En-Suite To Master Bedroom
- Large Kitchen / Breakfast Room With Bi-folds Opening To The Rear Garden
- Lounge With Log Burner
- Study
- Spacious Entrance Hall Plus Dining Area
- Cloakroom Plus Utility
- Well Stocked Landscaped Front & Rear Gardens
- Garage Plus Parking For Three Vehicles
- Quiet Cul-de-Sac Location In Heart Of Village

Gary Townsend at Paul Mason Associates offers this well presented four bedroom detached family home positioned in a cut-de-sac location in the heart of Great Leighs. The property is entered via a spacious Entrance Hall which provides access to all the ground floor accommodation which includes Dining Area, Lounge, Study, Cloakroom and a part vaulted Kitchen with bi-fold doors opening to a delightful landscaped rear garden. The first floor offers four bedrooms, with the master bedroom benefitting from an en-suite shower room.

Great Leighs itself is conveniently located between Braintree to the North and Chelmsford to the South, thus providing excellent road access to the A12 (for London and M25) and the A120 (leading to Stansted Airport and the M11). The property sits on the fringe of this popular village, and benefits from adjoining open countryside, creating a semi-rural feel to the home. It is also just a short walk to the village amenities which include a Post Office/Village Shop, Public Houses, Village Hall and local school. There is a convenient bus service to Chelmsford & Braintree, which provides an extensive range of facilities for all age groups. Finally, the village boasts the country's latest Race Course which also offers further entertainment events.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	74
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

DISTANCES

Chelmsford Station: 7.9 miles
(Liverpool Street from 34 mins)
Beaulieu Station: 6.5 miles
Chelmer Valley High School: 4.5 miles
Braintree Station: 4.9 miles
Stansted Airport: 18.2 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.13m x 2.06m (10'3" x 6'9")
Spacious entrance hall with stairs to the first floor, radiator, storage cupboard, tiled flooring with underfloor heating and smooth coved ceiling.

Cloakroom

Opaque double glazed window to front, LLWC, vanity wash hand basin with tiled splashback, radiator, tiled flooring and textured ceiling.

Lounge

6.25m x 3.48m (20'6" x 11'5")
Double glazed window to rear, feature fireplace with oak mantel and slate hearth with log burner, radiator, carpet to floor and coved ceiling.

Dining Area

4.00m x 2.57m (13'1" x 8'5")
Open plan with opaque double glazed window to side, tiled flooring with underfloor heating and smooth coved ceiling.

Study

3.72m x 1.62m (12'2" x 5'3")
Double glazed window to front, tiled flooring with underfloor heating and smooth ceiling.

Kitchen / Breakfast Room

6.15m x 4.72m (20'2" x 15'5")
Double glazed windows to side, range of modern high gloss base and wall units with granite work surface incorporating a one and bowl sunk / drainer unit with central mixer tap and granite splashback, built-in electric double oven plus induction hob and a plumbed American fridge/freezer. This light and airy room also benefits from a central island with additional breakfast table, with an outlook to the landscaped garden accessed via a range of bi-folding doors and has a vaulted ceiling with Velux windows fitted and underfloor heating.

Utility

A useful space directly off the kitchen providing additional storage and washing machine and tumble dryer.

FIRST FLOOR

Landing

Double glazed window to rear, airing cupboard, storage cupboard, radiator, carpet to floor and smooth ceiling with loft hatch.

Bedroom One

3.84m x 3.53m (12'7" x 11'6")
Double glazed window to front and side, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom One En-Suite

3.33m x 1.36m (10'11" x 4'5")
Opaque double glazed window to rear, fully tiled, walk-in shower, LLWC, vanity wash hand basin, tiled

flooring and smooth ceiling with sunken spotlights.

Bedroom Two

3.48m x 2.22m (11'5" x 7'3")
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Bedroom Three

2.95m x 2.62m (9'8" x 8'7")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Four

2.56m x 2.50m (8'4" x 8'2")
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Bathroom

Opaque double glazed window to rear, panelled bath with central mixer taps and electric shower over, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, vinyl flooring and textured ceiling.

EXTERIOR

Garage & Parking

The property benefits from a single garage with up and over door and has power and lighting fitted. In addition there is parking for three vehicles.

Gardens

The front and rear gardens have been landscaped to provide a wide range of trees and plants. The front garden has an array of flowers, bushes and trees, providing a colourful approach to the property. The rear garden commences with a

patio area with additional path that leads to the rear of the garden where a seating area can be found positioned under a silver birch. The pathway is flanked by a well stocked border with a variety of planting to one side, and lawn area to the other, with established hedging to the rear providing adequate screening and privacy. An additional feature is an entertaining area with pergola which is currently used for al-fresco dining. There is also a side area leads to the front of the property and is used for both planting and storage.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

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



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