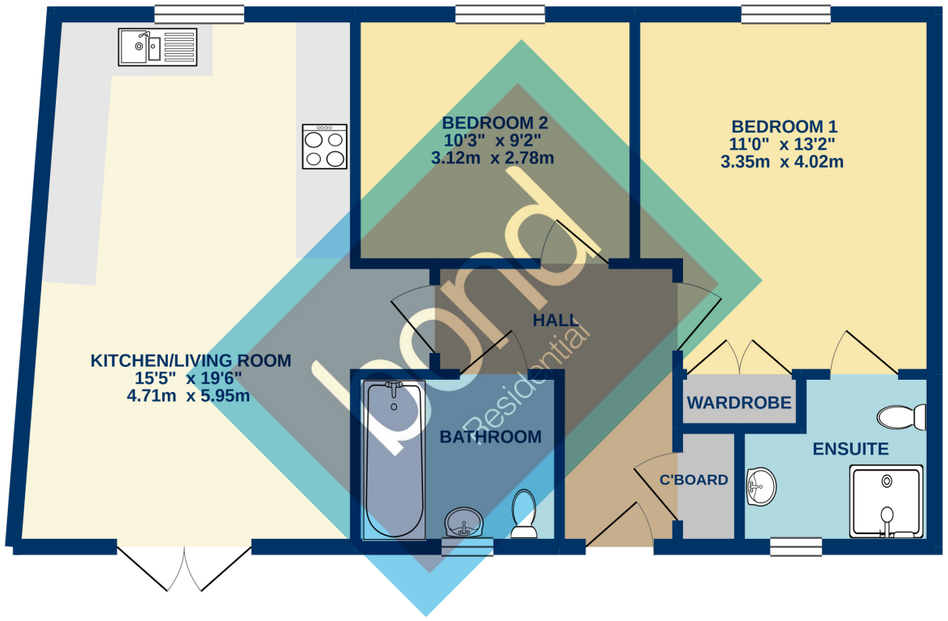
GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN

bond Residential

Fayrewood Drive, Great Leighs, Chelmsford, CM3 1GT

Energy Efficiency Rating C

1 2 2

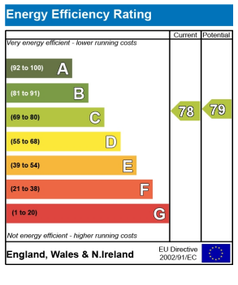
Offers in Excess of £220,000

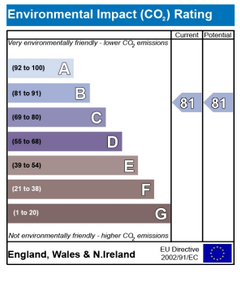
bond Residential
01245 500599
www.bondresidential.co.uk
43 New London Road, Chelmsford, CM2 0ND

The Property Ombudsman

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

Fayrewood Drive, Great Leighs, Chelmsford, CM3 1GT





THE PROPERTY

This modern ground floor apartment is situated in the popular village of Great Leighs, the property comprises an entrance hall, a dual aspect fitted kitchen/living room with double doors out to a small garden area which the owners have had laid with artificial grass and raised flower and shrub borders, the master bedroom benefits from a fitted wardrobe and en suite shower room, there is a further double bedroom and bathroom. Externally the property offers an allocated parking space as well as its own garden area.

AREA GUIDE

Set in a modern development Little Dominie Court is situated at the entrance to Fayrewood Drive with a greenward opposite the property. The village of Great Leighs benefits from a village primary school, local store/ post office and The Castle country pub/restaurant. The village lies almost equidistant between the centres of Witham, Braintree and Chelmsford which all offer comprehensive shopping and leisure amenities. Both Chelmsford and Witham offer mainline rail services to London Liverpool Street. Excellent road links are available and provide convenient access to the A12 linking to Colchester to the north and M25 to the south. The A131 is situated nearby linking onto the A120, Stansted airport and M11 motorway beyond. Chelmsford Park & Ride bus station which provides regular services to the City Centre is also within easy reach by car.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area. Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 30 minutes.

- **Modern Ground Floor Maisonette**
- **Two Double Bedrooms**
- **Master Bedroom with En Suite & Fitted Wardrobe**
- **Bathroom/wc**
- **Own Garden**
- **Allocated Parking Space**

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