



School Lane, Great Leighs, Chelmsford, Essex, CM3 1GS

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£525,000 Freehold

Situated in the charming village of Great Leighs, this beautifully presented four-bedroom modern linked home offers spacious and versatile accommodation arranged over three floors and forms a small development in a private road of just 11 homes built by Granville homes in 2006.

Tastefully designed with a contemporary finish, the property features a welcoming entrance hall, two generous reception rooms including a bay-fronted dining room and a bright reception room with French doors leading to the garden, as well as a stylish kitchen and a practical utility area with ground floor WC. The first floor hosts three well-proportioned double bedrooms, one including an en-suite bathroom, along with a modern family bathroom. The top floor is dedicated to a luxurious principal bedroom suite, boasting exceptional space and a sleek en-suite bathroom. With a total internal area of over 1700 sq ft, this home provides ample space for growing families or those seeking flexibility for home working.

Externally, the property benefits from a private rear garden, a garage, and an allocated parking space located to the rear of the property adjacent to the garage, in addition to the parking space at the front of the property —ideal for modern family living.

Location

Great Leighs is a delightful semi-rural village ideally positioned between Chelmsford and Braintree, offering residents a peaceful lifestyle with easy access to a wide range of amenities. The village itself has a strong community spirit, with local amenities including traditional pubs (The Castle and The Dog & Partridge), village hall, convenience store, and recreational areas including local parks and countryside walks.

Families are well served by nearby schools, such as Great Leighs Primary School (within walking distance), while secondary education is available in Chelmsford or Braintree. Chelmsford itself is renowned for its excellent grammar schools including King Edward VI Grammar School and Chelmsford County High School for Girls.

Transport links are a major advantage. Chelmsford Railway Station, located approximately 7 miles away, offers frequent services to London Liverpool Street in under 40 minutes. For road users, the A120 and A131 provide fast access to the M11, Stansted Airport, and the wider Essex region. Bus services also run through the village offering connections to neighbouring towns.

- Four-bedroom modern linked home arranged over three spacious floors including 2 en-suite bathrooms
- Elegant bay-fronted dining room ideal for entertaining
- Principal bedroom suite occupying the entire top floor with en-suite bathroom
- Separate utility room with additional storage and laundry space
- Private rear garden perfect for outdoor dining and relaxation
- Bright and spacious reception room with French doors to the rear garden
- Contemporary kitchen with integrated appliances and ample workspace
- Modern family bathroom and ground floor WC for added convenience
- Garage and allocated parking spaces to the front and rear
- Located in a desirable village with excellent transport and school options nearby











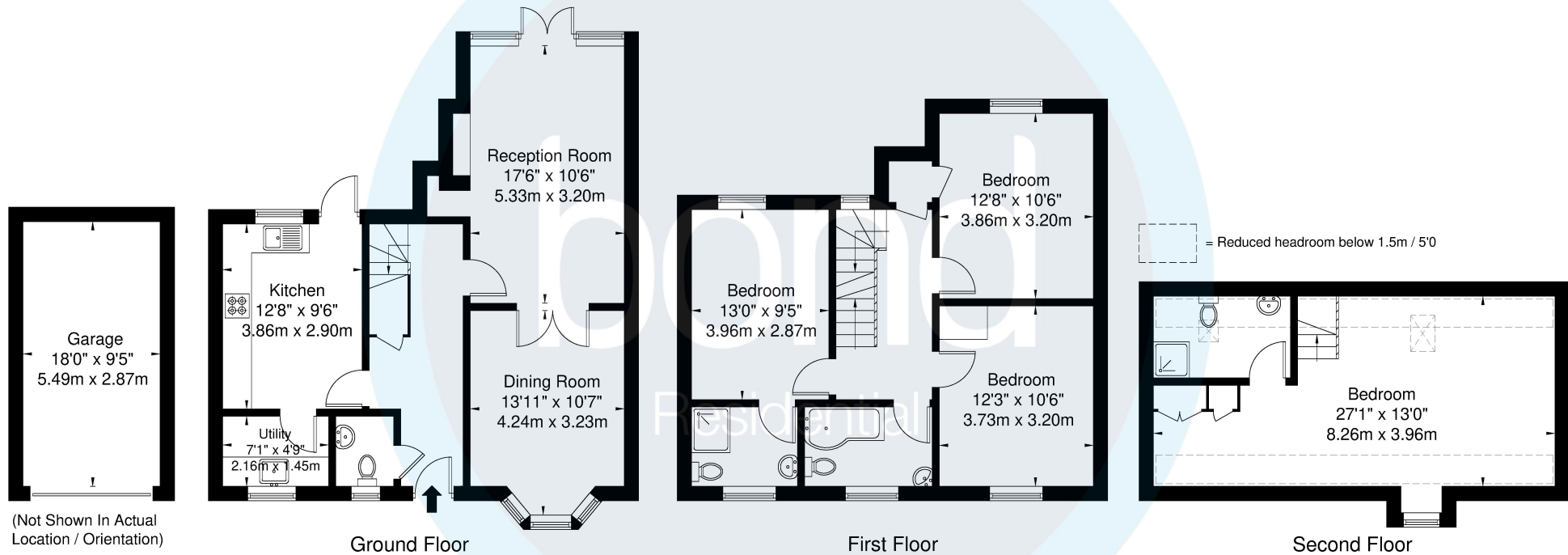
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Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft

Garage = 15.6 sq m / 167 sq ft

Total = 174 sq m / 1872 sq ft



For Illustration Purposes Only - Not To Scale

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78, New London Road,
Chelmsford, Essex, CM2 0PD

Telephone: 01245 500599

Website: www.bondresidential.co.uk

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