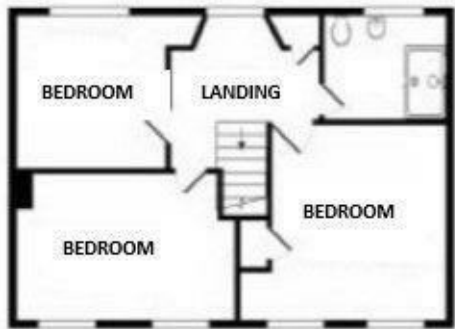


GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS

This floorplan is for illustrative purposes only.



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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SOUTHER CROSS ROAD, GOOD EASTER, CHELMSFORD

£500,000



SOUTHER CROSS ROAD
GOOD EASTER
CHELMSFORD

Daniel Brewer are pleased to market this three bedroom semi-detached family home located in a desirable location backing onto farmland. The property boasts a generous rear garden stretching over approximately 100ft and has lapsed planning permission for a side and rear extension creating more ground floor living accommodation and an extra bedroom on the first floor. In brief the accommodation currently provides:- entrance hall, kitchen/dining room, living room, three bedrooms and a family bathroom. Externally there is a generous rear garden with brick built outbuildings, bar and ample driveway parking for multiple vehicles.

Nestled in the heart of the Essex countryside, Good Easter is a picturesque and peaceful village that offers the perfect blend of rural charm and convenient access to nearby towns. Just a short drive from Chelmsford, this historic village is ideal for those seeking a tranquil lifestyle without compromising on connectivity. Steeped in heritage and surrounded by open fields, Good Easter boasts a close-knit community atmosphere, with traditional country lanes, period homes, and far-reaching views over farmland. For families, professionals, and retirees alike, Good Easter provides a rare opportunity to enjoy countryside living with excellent road links to the A1060, A414, and M11, putting London and Stansted Airport within easy reach. Chelmsford’s vibrant city centre is just 8 miles away, offering high-performing schools, extensive shopping, dining, and fast rail services into London Liverpool Street.

Entrance Hall
5'5" x 4'1" (1.655 x 1.263)
Entered via front door, window to front aspect.





- **Three Bedroom Semi-Detached Family Home**
- **Potential To Extend 'STP'**
- **Generous Rear Garden Backing Onto Farmland**
- **Driveway Parking For Multiple Vehicles**
- **Kitchen/Dining Room**
- **Living Room**
- **Brick Built Outbuilding**
- **Outside Bar Located At Foot Of Garden**
- **Desirable Location**
- **Easy Access to Chelmsford City Centre & Stansted Airport**

Kitchen/Dining Room

18'7" x 15'4" (5.670 x 4.679)

Window to front aspect, window to rear aspect, partly glazed door to rear aspect.

Living Room

10'5" x 18'7" (3.184 x 5.687)

French Doors to rear aspect leading to rear garden, window to front aspect,

First Floor Landing

9'1" x 6'7" (2.789 x 2.019)

Window to rear aspect.

Bedroom One

10'3" x 13'8" (3.127 x 4.189)

Two windows to front aspect.

Bedroom Two

11'8" x 12'3" (3.563 x 3.756)

Two windows to front aspect.

Bedroom Three

7'5" x 9'0" (2.275 x 2.753)

Window to rear aspect.

Family Bathroom

7'5" x 5'10" (2.285 x 1.797)

Opaque window to rear aspect.

Secluded Rear Garden

The rear garden is of a fantastic size and is made up of mainly lawn with a patio area directly to the rear of the property and a further patio at the foot of the garden overlooking farmland.

Brick Built Outbuildings

Made up of two store rooms and a W.C, measurements below. Great for conversion into home office.

Store Room

3'6" x 5'3" (1.084 x 1.619)

Store Room Two

8'0" x 8'3" (2.450 x 2.533)

Outside W/C

5'4" x 2'8" (1.649 x 0.833)

Window to front aspect

Outside Bar

9'3" x 6'4" (2.839 x 1.935)

Located at the foot of the garden with serving window to side aspect onto patio, fully glazed door to front aspect.

Driveway Parking

Suitable for multiple vehicles.

