



LAMB & CO

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Inspired by property, driven by passion.



ABREY CLOSE, GREAT BENTLEY, CO7 8FA

GUIDE PRICE £625,000

Located at the end of a peaceful cul-de-sac in the sought after village of Great Bentley, this impressive four bedroom detached house sitting in a generous plot of approx. 0.28 acres benefitting from field views to rear, large driveway and double garage. The property was built in 2016 by reputable developers Mersea Homes.

- Three/Four Bedrooms*
- Air Conditioning to Bedrooms
- Field Views to Rear
- 0.28 Acre Plot
- Intruder Alarm
- Immaculately Presented
- Double Garage
- EPC B
- Built 2016

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE

24'5 x 14' (7.44m x 4.27m)



RECEPTION/PLAY ROOM

13'3 x 10' (4.04m x 3.05m)



WC

5'9 x 3'5 (1.75m x 1.04m)



KITCHEN/DINING ROOM

20'5 x 12'2 (6.22m x 3.71m)



UTILITY ROOM

7' x 5'9" (2.13m x 1.75m)



EN-SUITE

8'4 x 6' (2.54m x 1.83m)



FIRST FLOOR

BEDROOM ONE

22' x 16' (6.71m x 4.88m)



*This room was originally two separate bedrooms, the owners will reinstate the wall and door should a purchaser require.

BEDROOM TWO

12'9 x 10' (3.89m x 3.05m)



BEDROOM THREE

12' x 8'4 (3.66m x 2.54m)



BATHROOM

8' x 7' (2.44m x 2.13m)



REAR GARDEN



OUTSIDE

DOUBLE GARAGE



FRONT



ALTERNATE VIEW



Additional Information

Council Tax Band: F

Heating: Gas central heating + electric underfloor heating to tiled areas

Seller's Position: Complete onward chain

Garden Facing: West/North

Agents Note Sales

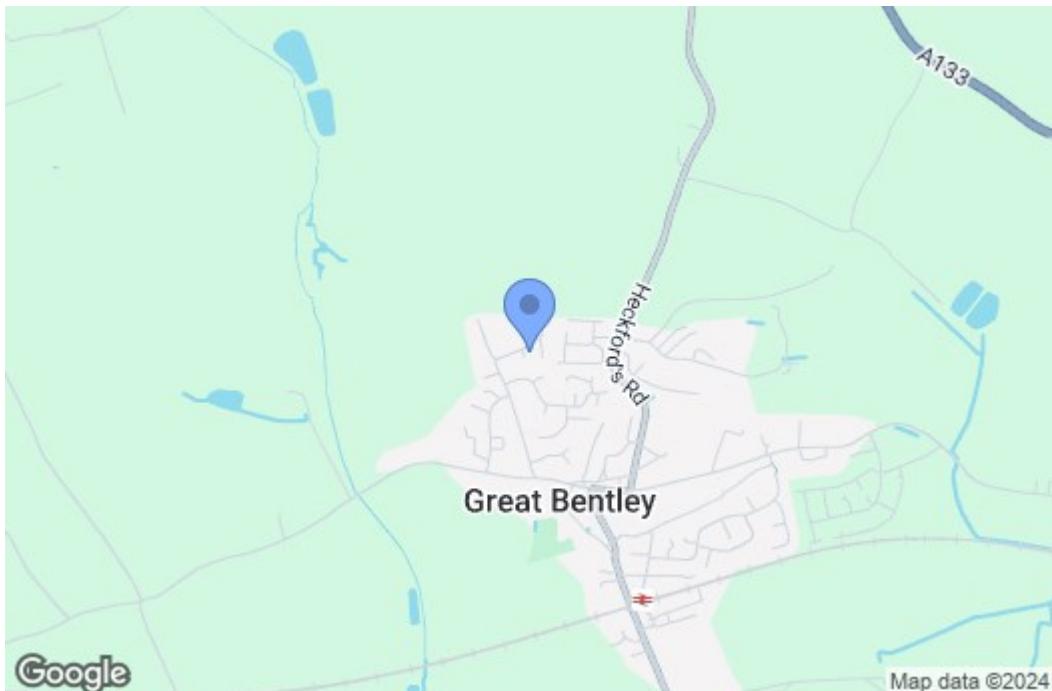
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

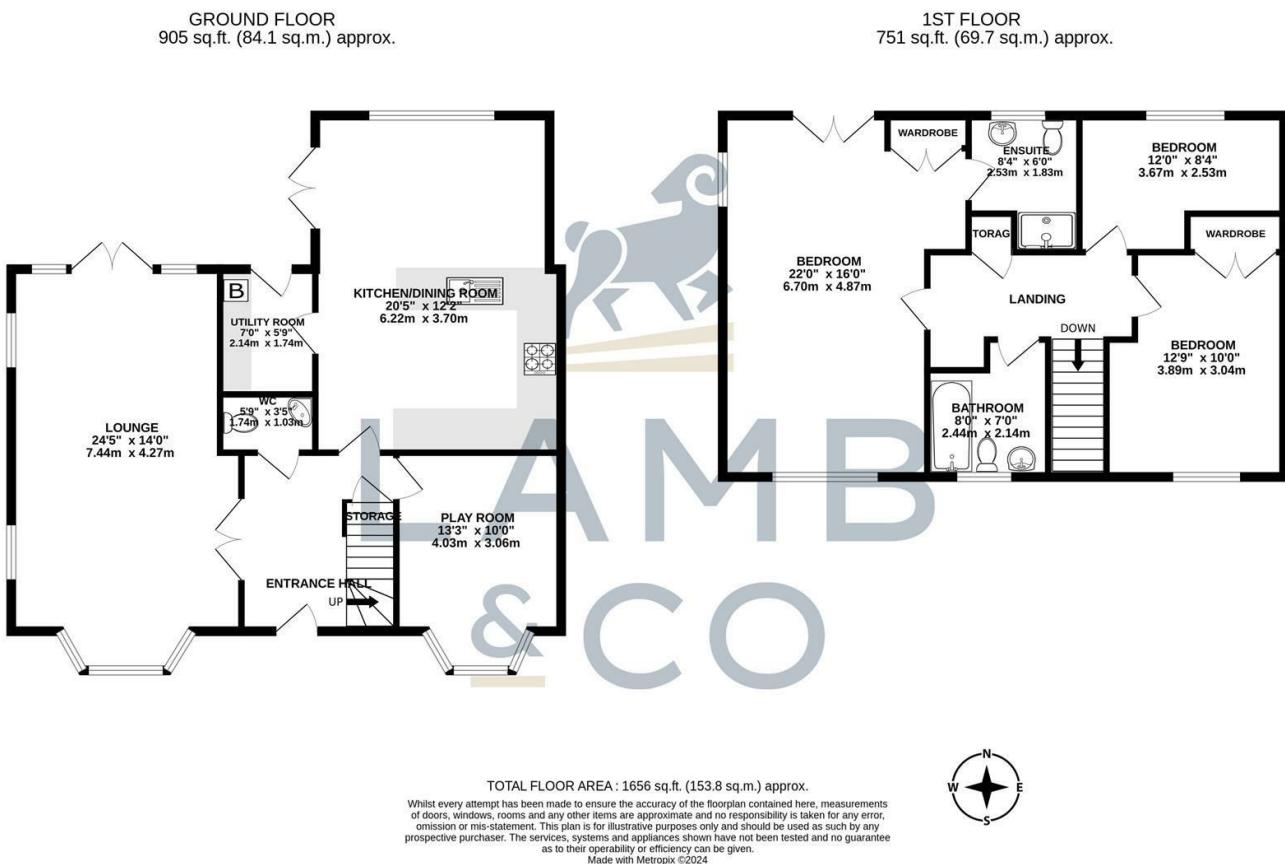
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



Floorplan



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.