

# HOME



**Great Leighs**  
**£375,000**  
**3-bed semi detached house**

## Shimbrooks

Great Leighs is located approx. 7 miles to the north of Chelmsford and approx. 4 miles to the south of Braintree. The flat is just a short walk to Great Leighs Primary School and the village shop and post office is a similar distance away. The Castle pub and restaurant is a short walk away, as is the modern village hall and playing fields. Chelmsford train station is 7.7 miles away and offers services to London Liverpool Street in approx. 36 mins whereas Braintree Freeport train station also provides services to London Liverpool Street via Witham in approx. 1 hour. Stansted Airport with air routes to Europe and beyond is approx. 30 mins away by car.

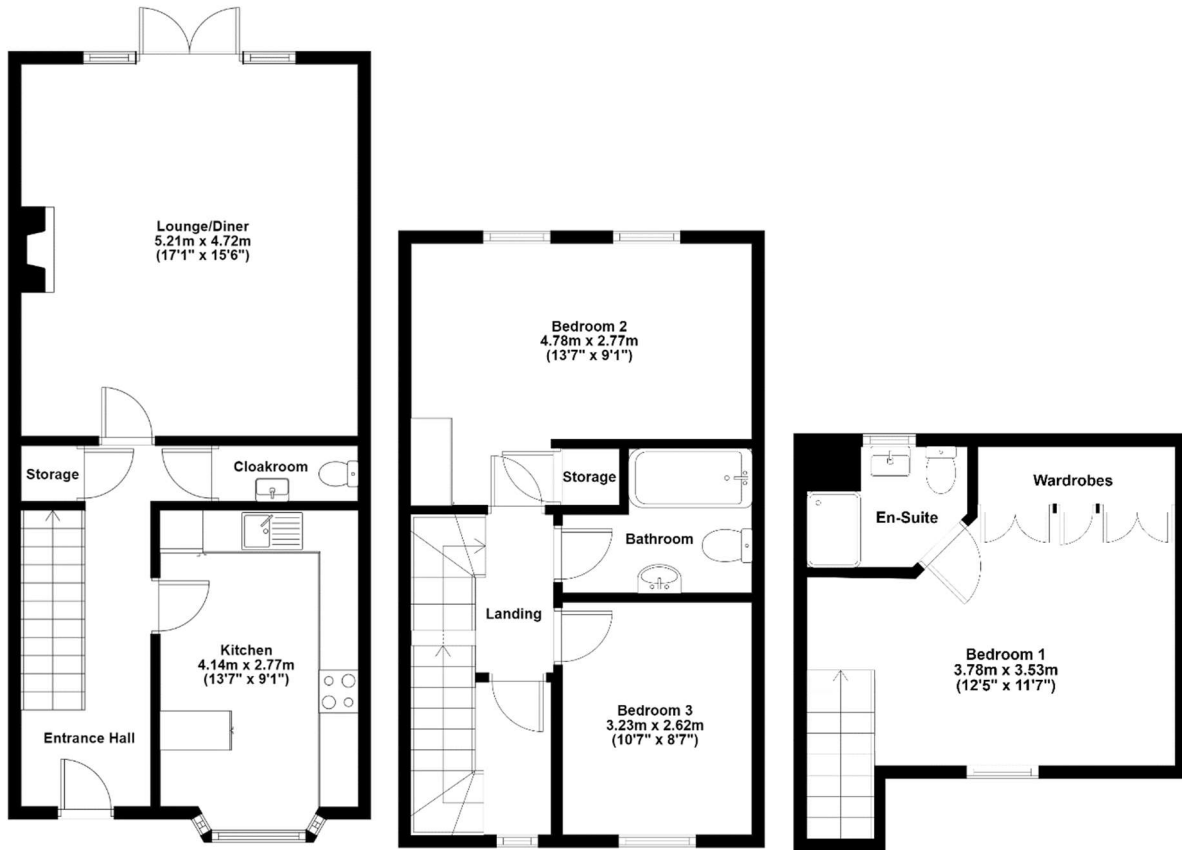
Great Leighs hosts the Chelmsford City Racecourse, Britain's newest racecourse, providing all-weather, day and night race meets as well as a wide variety of non-race day events. Braintree Village shopping centre is located next to the train station and offers a wide range of national and international stores, a Cineworld cinema and a number of restaurants and eateries.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
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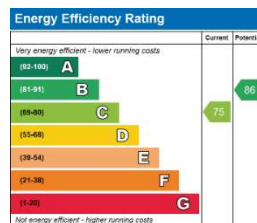
## Floor Plans



### Features

- Complete Onward Chain
- Popular Development
- Well Presented Throughout
- Ground Floor Cloakroom
- Two Parking Spaces
- En Suite Shower Room
- Fitted Kitchen
- Convenient for Freeport Designer Village
- Approx 8 Mile Drive to Chelmsford
- Popular Village Location

### EPC Rating



### The Nitty Gritty

Band D is the Council Tax band for this property and the annual council tax bill is £2025.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended. Please note that the Home Partnership do not take referral fees for contractors services relating to property maintenance.

