# andersons



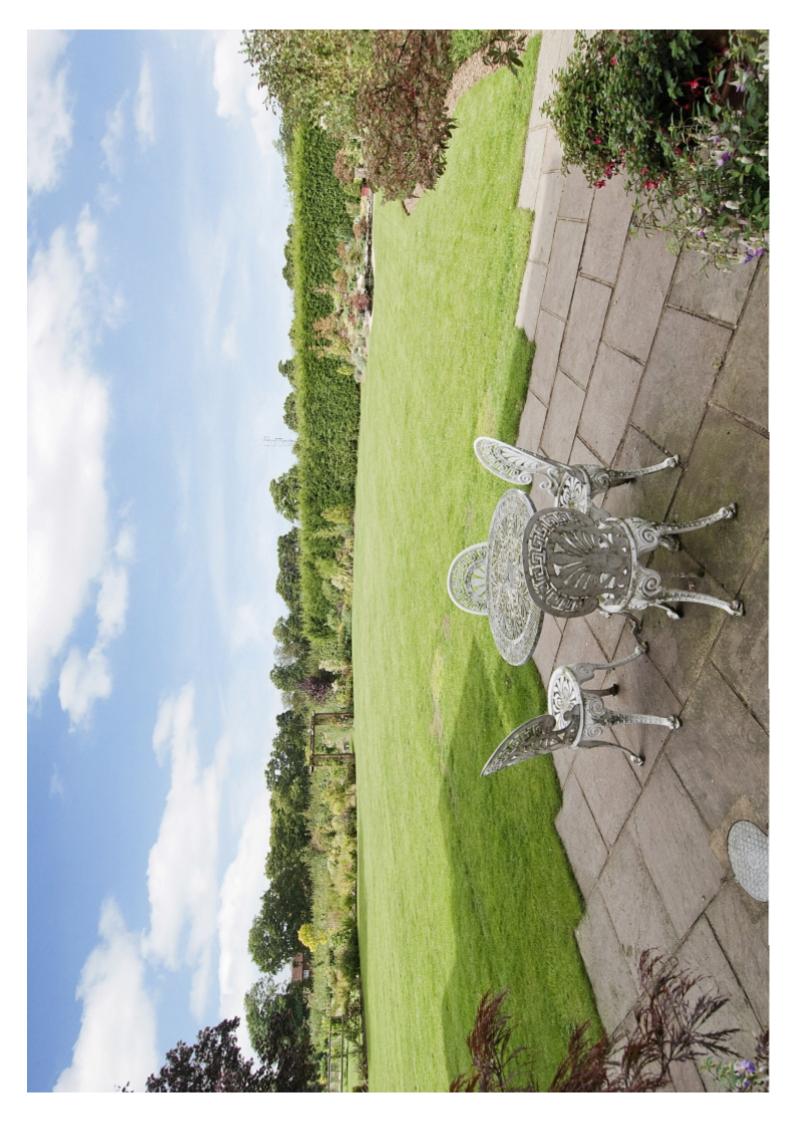
## White Gardens, Gubbions Green, Great Leighs

£4,000 p.c.m. LET BY

A 5 Bedroom detached contemporary country home with Entertainment Annexe located in a rural setting close to Great Leighs and all amenities.

Quality from home to home

andersonsproperty.com



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### **Overview Summary**

A 5 Bedroom detached contemporary country home with Entertainment Annexe located in a rural setting close to Great Leighs and all amenities.

#### Key features

- A 5 Bedroom detcahed contemporary country home
- Including Gym, Steam room, Office, Cinema Games room
- Set within 3 acres
- Close to Great Leighs village and Chelmsford City Centre
- Entertainment Annexe with Swimming pool
- Garaging workshop and Cart lodge
- Located within a rural setting
- Excellent commuter links

#### Local area

Close to Great Leighs village and Chelmsford town centre with excellent commuter links

Schools & Transport

**Further Details** 

Tenure: Freehold

Hatfield Broad Oak office: 01279 717929

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photographys. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.

#### ADDRESS:

CM3 1PS

White Gardens Gubbions Green Essex

Rental: £4000 payable monthly in advance

Deposit: £4615

payable in cleared funds

prior to the commencement of the tenancy

Term: 12 months extendable

Un-Furnished: carpets, curtains, blinds, light fittings

Kitchen appliances: All integrated Appliances

Free standing American washing machine and tumble dryer

Laundry shoot

Form of heating: Oil Central heating

List of accommodation & approx room sizes

**Entrance Hall** 

Dining room: 16' x 13'6 Family room: 16' x 11'6 Drawing room: 27'6 x 15'

Kitchen/breakfast room: 23'6 x 14'

Utility room

Garden room: 14'9 x 11'

Pantry

Master Bedroom: 19'5 x 15' with en suite and dressing room Bedroom (2): 16' x 14' with en suite and dressing room

Bedroom (3): 16' x 11'6 Bedroom (4): 13'6 x 12'6 Bedroom (5): 15'1 x 10'4

Bedroom (6): 30'9 x 11'9 Top floor

Family bathroom

Large Entertainment Annexe: Approx. 5000 sq ft

comprising:

Swimming pool/ Gym/ Steam room / Office / Cinema Games room with kitchen breakfast area / Sitting room / Bedroom /

Dressing room / W.C.

Garaging Workshop / Cart lodge

Landscaped gardens

Pets: Considered Children: Yes Smoking: No

