



## GEPPS CLOSE, HIGH EASTER

PRICE – £485,000

- 4 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM
- KITCHEN BREAKFAST ROOM WITH FRENCH DOORS TO REAR GARDEN
- SEPARATE DINING ROOM
- GROUND FLOOR SHOWER ROOM
- BUILT-IN STORAGE TO ALL BEDROOMS
- THREE PIECE FAMILY BATHROOM
- AMPLE OFF-STREET PARKING
- REAR GARDEN WITH ENTERTAINING PATIO AND LAWN
- RURAL VILLAGE LOCATION

A great opportunity to purchase this well-presented 4 bedroom semi-detached house, located in the centre of the picturesque village of High Easter. The property boasts a large living room with feature fireplace, dining room, kitchen breakfast room with French doors to rear garden, walk-in pantry/home office, ground floor shower room, built-in storage to all bedrooms and a three piece family bathroom. Externally, the property benefits from ample driveway parking, an expansive front lawn and a lovely rear garden, which is split into 2 areas of patio and lawn with mature flower beds. Viewing is highly advised.





With uPVC panel and obscure glazed front door opening into:

### **Entrance Hall**

With stairs rising to first floor landing with 2 understairs storage cupboards, ceiling lighting, wall mounted radiator, oak block engineered flooring, power points, further storage cupboard and doors to rooms.

### **Dining Room 12'0" x 10'0"**

With window to front, ceiling lighting, wall mounted radiator, telephone and power points, oak block engineered flooring.

### **Living Room 13'0" x 12'0"**

With feature bay window to front, working fireplace with stone surround and hearth, TV and power points, oak block engineered flooring.

### **Kitchen Breakfast Room 12'10" x 9'11"**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect rolled worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring electric hob with extractor fan above, integrated double oven, recess power and plumbing for washing machine, integrated dishwasher, window to side and further French doors to entertaining patio, inset ceiling downlighting, wall mounted radiator, array of power points, tiled flooring, opening through to:

### **Home Office/Walk-In Pantry 7'2" x 6'2"**

A vaulted room with window to rear, wall mounted radiator, ceiling lighting, power points and tiled flooring.

### **Ground Floor Shower Room**

Comprising a fully tiled and glazed walk-in oversized shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with twin taps, full-tiled surround, inset ceiling downlighting, extractor fan, chromium heated towel rail and tiled flooring.

### **First Floor Landing**

With ceiling lighting, fitted carpet, power point, access to loft with ladder and partial boarding, doors to rooms.

### **Bedroom 1 – 12'10" x 9'11"**

With window overlooking rear garden, ceiling and wall mounted lighting, built-in double wardrobe, wall mounted radiator, TV and power points, fitted carpet.

### **Bedroom 2 – 13'0" x 10'11"**

With windows to both front and side aspects, ceiling lighting, wall mounted radiator, built-in storage cupboard, power points and fitted carpet.

### **Bedroom 3 – 12'0" x 10'0"**

With window to front, ceiling lighting, wall mounted radiator, power points, built-in storage cupboard and fitted carpet.

### **Bedroom 4 – 10'0" x 6'1"**

With large storage cupboard and further storage recess, window to side, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap, tiled surround, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, ceiling lighting, obscure window to rear, airing cupboard housing hot water cylinder and shelving, wall mounted chromium heated towel rail, ornate stone flooring.

# OUTSIDE

## The Front

The front of the property is approached via a tarmacadam and shingle driveway supplying ample off-street parking with paved pathway to front door, further large expanse of lawn with mature hedging, personnel gate leading to:

## Side Garden

With mature Buddleia roses, lawn and pathway to front door with lighting, further opening through to:

## Rear Garden

Split into entertaining patio and lawn, hard standing with timber shed, outside lighting, power point and water point can be found, oil tank with cupboard housing oil fired boiler, all retained via close boarded fencing with mature flower beds to the perimeter.



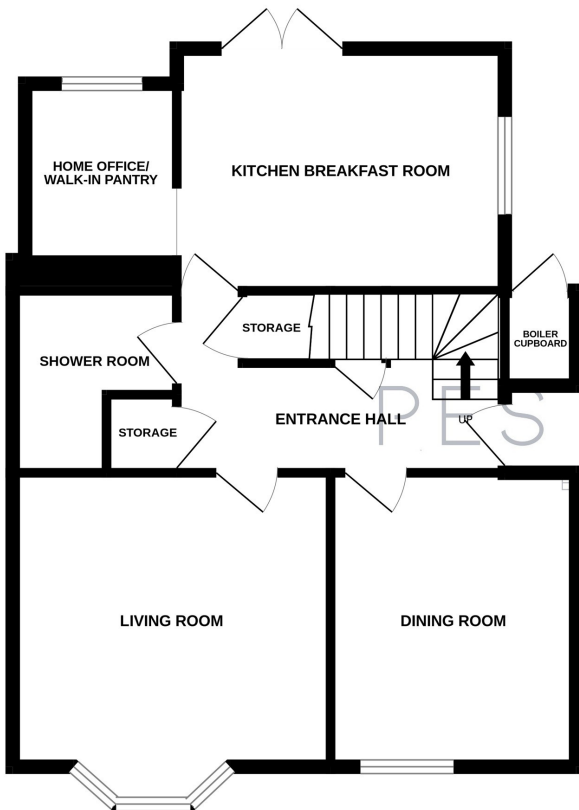
# DETAILS

## EPC

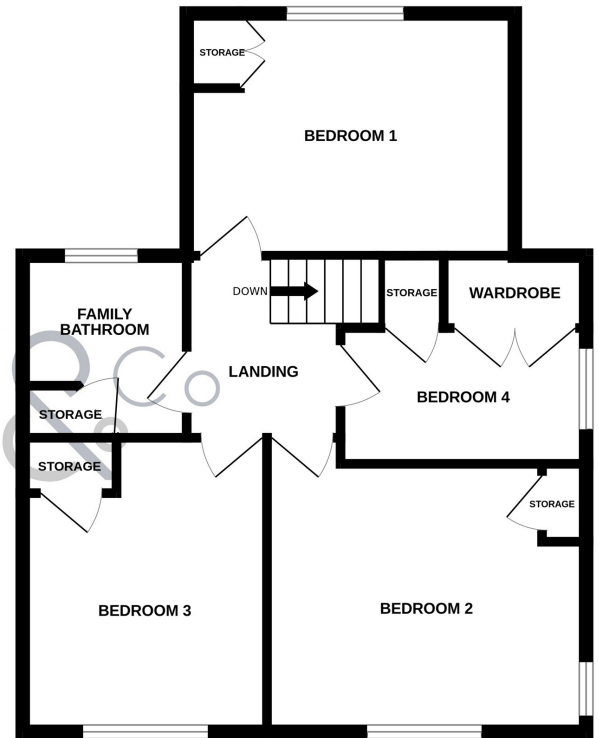
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Gepps Close** is located in the beautiful village of High Easter that enjoys a village hall and cricket club. Nearby to the north, the market town of Great Dunmow offers schooling, shopping and recreational facilities. Whilst to the south the city of Chelmsford offers an abundance of amenities including a mainline railway link to London Liverpool Street.

## DIRECTIONS:



## FULL PROPERTY ADDRESS

2 Gepps Close, High Easter, Chelmsford, Essex  
CM1 4QT

## COUNCIL TAX BAND

Band D

## SERVICES

Mains electric, water and drainage

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 16/06/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?