

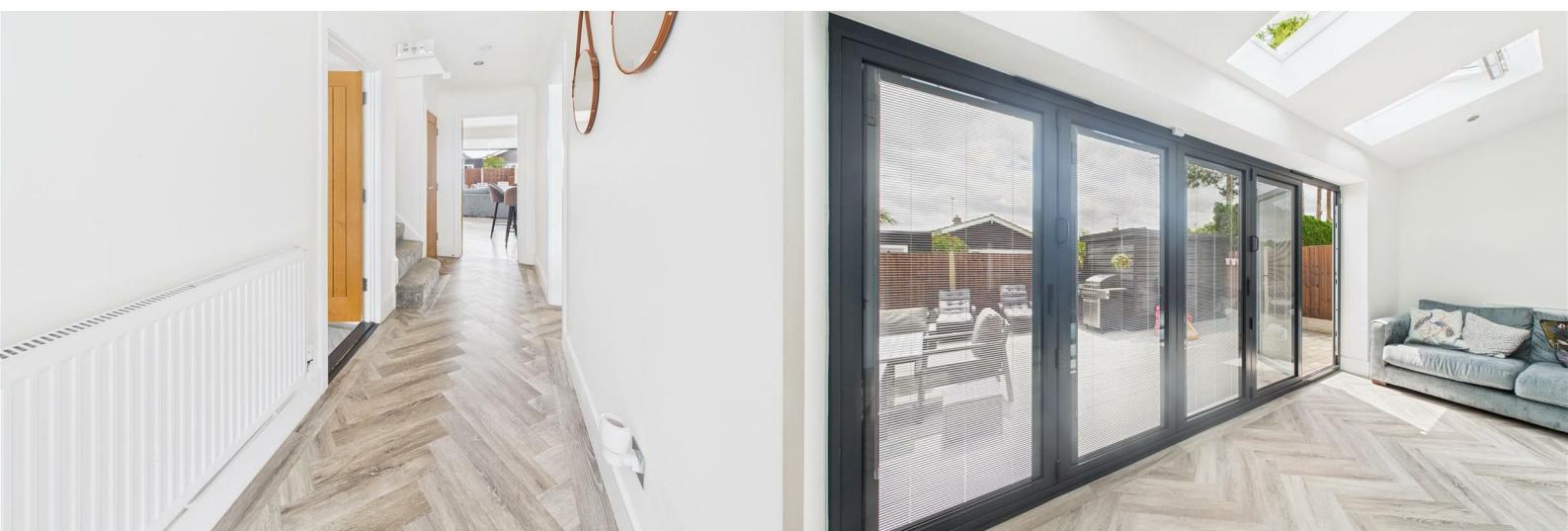


15 Bramley Way

Mayland, CM3 6ER

Asking price £475,000

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# 15 Bramley Way

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## Entrance Hall

Entrance door, Herringbone flooring, radiator. Stairs to first floor.

## WC

Close coupled WC, wash hand basin, part tiled.

## Dining Room

Window to front, Herringbone flooring, radiator.

## Bedroom5/Reception Room

Window to front, Herringbone flooring, radiator.

## Kitchen/Family Room

A stunning kitchen with two integrated electric ovens, fridge/freezer and dishwasher. The granite work surfaces incorporate the sink unit with an instant 'Hot Tap'. The Island provides additional granite work surface and a breakfast bar with an integrated induction hob. The feature wall tastefully provides hidden additional storage.

## Utility Cupboard

Window to side. Space and plumbing for washing machine and tumble dryer.

## Living Room

By-Folding doors to the rear garden with electric 'Velux' windows. Feature wall with space for the entertainment system.

## First Floor

### Landing

Stairs to ground floor. Access to loft.

### Bedroom One

Window to rear, radiator, carpet.

## Family Bathroom

A luxurious bathroom suite comprising a Jacuzzi bath with shower over, close coupled WC, wash hand basin, heated towel rail. Doors to Bedroom One and Landing.

## Bedroom Two

Window to rear, radiator, carpet. Door to:

### Ensuite

Shower cubicle, close coupled WC, wash hand basin.

## Bedroom Three

Window to front, radiator, carpet.

### Ensuite

Shower cubicle, close coupled WC, wash hand basin.

## Bedroom Four

Window to front, radiator, carpet.

## Exterior

### Off Road Parking

Hardstanding providing off road parking. Access to garden.

### Rear Garden

Block paved with fencing to boundaries, access to front.

### Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £40 + VAT (non-refundable) to complete our Anti Money Laundering Identity checks



## Road Map



## Hybrid Map



## Terrain Map



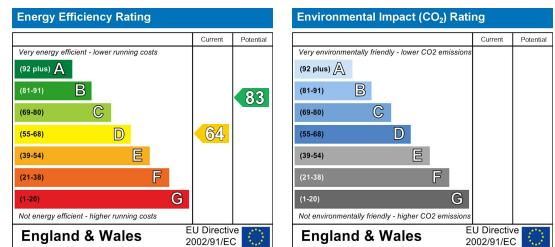
## Floor Plan



## Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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