



**SCOTT  
MADDISON**



## 50 Brunwin Road

Rayne CM77 6BU

Asking Price £325,000

Freehold



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UPVC entrance door to:

## HALL

Door to:

## LOUNGE/DINER

27' X 16' reducing to 7'11 maximum. Double glazed window to front. Radiator. Stairs rise to the first floor. Wall mounted gas fire with Baxi Bermuda back boiler. Double glazed doors to rear.

## KITCHEN

11'10 x 7'5 (3.61m x 2.26m)

Comprising stainless steel single drainer sink unit with mixer tap, worktop surfaces to both sides. Range of units and matching wall cupboards. Four ring gas hob, oven and grill under, washing machine and fridge freezer. Double glazed window to rear. Door to side.

## FIRST FLOOR - LANDING

Double glazed window to side. Access to loft space. Airing cupboard.

## BEDROOM ONE

15'5 x 8'11 (4.70m x 2.72m)

Double glazed window to front. Radiator. Two built in wardrobe cupboards.

## BEDROOM TWO

9'11 x 7'8 (3.02m x 2.34m)

Double glazed window to rear. Radiator. Shallow clothes cupboard.

## BEDROOM THREE

12'9 x 6'8 (3.89m x 2.03m)

Double glazed window to front. Radiator. Wood laminate flooring. Over-stairs cupboard.

## BATHROOM

Full length panelled bath with electric shower over and screen, pedestal wash basin. Double glazed window to rear.

## SEPARATE WC

Comprising low level WC. Double glazed window to rear.

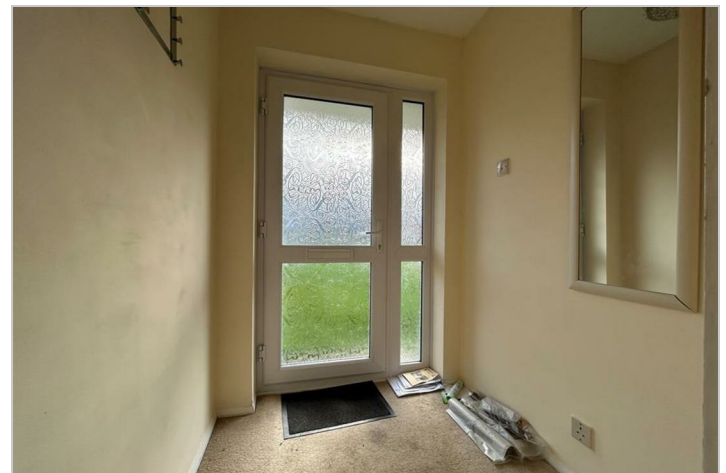
## OUTSIDE

The rear garden extends to approx. 50ft in depth, being mainly laid to lawn, established pear tree. Enclosed by lapped panelled fencing. Timber garden shed occupying the rear right hand boundary. GARAGE with up and over door, power and light connected, personal door to rear. FRONT off road parking for one vehicle, lawned area adjacent.

## SERVICES

We understand that all mains services are connected including mains drainage, water and electricity.

Council Tax Band: C.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Created by **efficient** EPICS & PROPERTY PRESENTATION

**Ground Floor**

**First Floor**

**APPROX INTERNAL FLOOR AREA**  
95 SQ M 1030 SQ FT

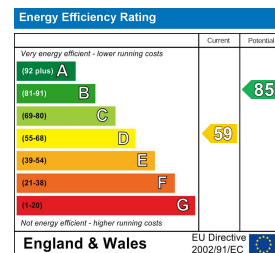
This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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