



## 25 MAYLANDS DRIVE, BRAINTREE CM77

OFFERS IN EXCESS OF £625,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within an excellent cul-de-sac position enjoying a great size corner plot adjacent to open greensward, this IMMACULATE family home offers FOUR bedrooms, with TWO EN-SUITE bathrooms, and OUTSTANDING ground floor living space including a large 27' KITCHEN/FAMILY ROOM, Study, bay-fronted Living Room and UTILITY ROOM. Externally the property comes with a detached DOUBLE GARAGE with generous driveway parking to the front for several vehicles, whilst the established rear garden is larger than average and offers a great space for all the family to enjoy. Conveniently located with easy access to the A120, and within walking distance of Great Notley's vast village amenities, early viewing is highly advised in order to avoid missing this fantastic opportunity.





GROUND FLOOR

Entrance Hall

Tiled flooring, stairs rising to first floor, radiator, under stairs storage, doors to;

Living Room 17’2” x 11’10” (5.24 x 3.61)

Solid oak flooring, double glazed bay window to front, radiator.

Study 10’2” x 8’2” (3.11 x 2.49)

Tiled flooring, radiator, double glazed window to front.

Cloakroom

Tiled flooring, wash hand basin, WC, radiator.

Kitchen/Family Room 27’0” x 10’7” (8.25 x 3.23)

Tiled flooring, two double glazed windows & bifold doors to rear, two radiators, shaker style Kitchen with oak worktops, inset butler sink & drainer, range oven with extractor over, integral fridge/freezer & dishwasher.

Utility Room

Tiled flooring, shaker style units with stainless steel sink & drainer, spaces for washing machine & tumble dryer, double glazed window to rear.

FIRST FLOOR

Landing

Carpet flooring, loft access, airing cupboard, doors to;

Master Bedroom 14’11” x 12’1” (4.55 x 3.69)

Carpet flooring, radiator, double glazed windows to front, two fitted wardrobes, door to;

En-suite

Tiled flooring, shower enclosure, wash hand basin inset to vanity unit, radiator, obscure double glazed window to front.

Bedroom Two 13’4” x 9’4” (4.07 x 2.87)

Carpet flooring, radiator, fitted wardrobes, double glazed widow to front, door to;

Jack & Jill En-suite

Tiled flooring, shower enclosure, pedestal hand wash basin, WC, radiator, obscure double glazed window to side.

Bedroom Three 11’1” x 8’2” (3.40 x 2.50)

Carpet flooring, radiator, double glazed window to rear, door to Jack & Jill ensuite.

Bedroom Four 11’1” x 7’9” (3.40 x 2.38)

Carpet flooring, radiator, double glazed window to rear.

Family Bathroom

Tiled flooring, bath, hand wash basin inset to vanity unit, WC, chrome towel radiator, obscure double glazed window to rear.

EXTERIOR

Front

Block paved driveway with parking for a minimum of three vehicles, side gate to garden, double Garage

Double Garage

Double garage with roller shutter door, power connected.

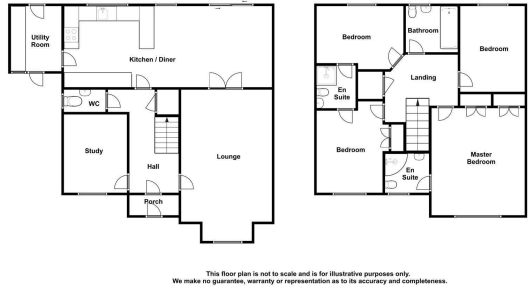
Garden

Fully enclosed rear garden with paved patio area, remainder laid to lawn, side access gate, door to Garage.

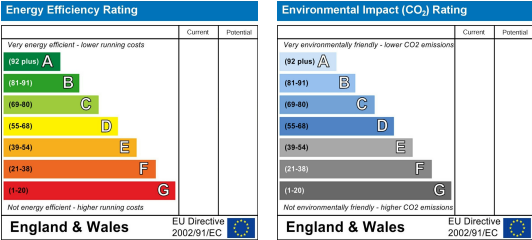
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

