



## 1 MAYLANDS DRIVE, BRAINTREE CM77

OFFERS IN EXCESS OF £550,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* FULLY RENOVATED THROUGHOUT \*\*** Situated within this highly desirable area is this THREE/FOUR bedroom DETACHED family home, offering an impeccable finish throughout, with versatile living accommodation including a ground floor Bedroom with EN-SUITE, ideal as an Annexe style accommodation or with potential as a work from home space. The property comes with a generous landscaped garden which includes a 22' insulated GARDEN ROOM, and offers scope for further extension (STPP) to the rear elevation. The recently laid resin bound Driveway to the front provides off road parking for multiple vehicles, ticking many boxes for the growing family. Within close proximity of nearby schools, amenities, and giving easy access towards both Chelmsford and the A120 towards Stansted, viewing is strongly advised in order to appreciate the superior finish on offer.

\*\*Guide Price £550,000 - £575,000 \*\*



## GROUND FLOOR

### Entrance Hall

Tiled flooring, stairs rising to first floor, doors to;

#### Lounge 29'3" x 12'4" (8.94 x 3.78)

Carpet flooring, double glazed window to front, two radiators, patio doors to rear.

#### Kitchen 11'3" x 9'1" (3.44 x 2.78)

Tiled flooring, high gloss wall & base units, one & a half sink with mixer tap, integral eye level double oven, gas hob with extractor over, integral fridge/ freezer & dishwasher, space for washing machine, double glazed window to front, inset spotlights, opening to;

#### Dining Room 12'7" x 8'2" (3.84 x 2.51)

Tiled flooring, bi fold doors to rear, under stairs storage cupboard, radiator, inset spotlights.

#### Bedroom One 15'8" x 9'9" (4.79 x 2.99)

Carpet flooring, radiator, double glazed window to front, door to;

### Ensuite

Vinyl flooring, large walk in shower, hand wash basin inset to vanity unit, WC, heated towel rail,

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to rear, loft access, doors to;

#### Bedroom Two 12'8" x 11'3" (3.87 x 3.45)

Carpet flooring, double glazed window to radiator, door to;

### Ensuite

Vinyl flooring, shower, hand wash basin, WC, inset spotlights, obscure double glazed window to front.

#### Bedroom Three 10'7" x 9'5" (3.25 x 2.88)

Carpet flooring, double glazed windows front & side, radiator.

#### Bedroom Four 9'4" x 8'7" (2.86 x 2.64)

Carpet flooring, double glazed window to rear, radiator.

### Bathroom

Vinyl flooring, obscure double glazed window to side, bath with shower over, hand wash basin & WC inset to vanity units, heated towel rail, inset spotlights.

## EXTERIOR

#### Outbuilding 22'11" x 12'8" (7.00 x 3.88)

Laminate flooring, patio doors to front, power connected.

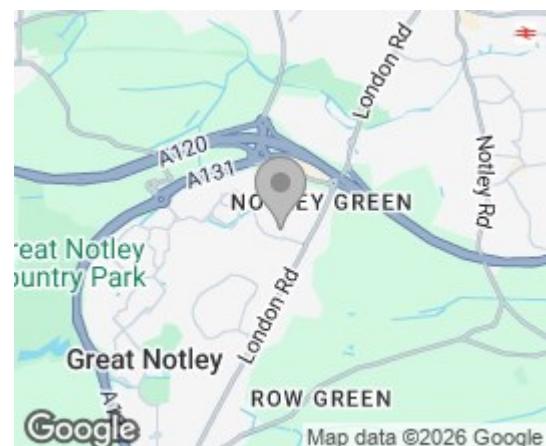
### Garden

Enclosed rear garden with paved patio & path leading to outbuilding, well manicured lawn with well stocked border, side access gate.

### Front Of Property

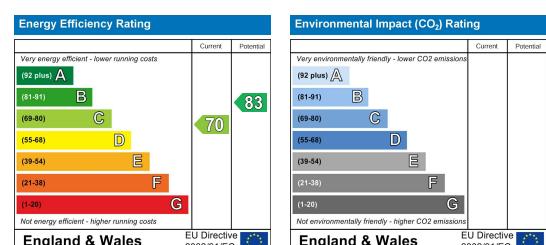
Resin driveway with parking for multiple vehicles.

## 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.



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