



5 WASHALL DRIVE, BRAINTREE CM77

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Situated within a desirable location overlooking a well maintained greensward, within close walking distance of Great Notley Village amenities, is this well presented FOUR bedroom DETACHED family home, which comes with the added benefit of a spacious Conservatory extension providing extra living space. Internally the property offers THREE reception rooms, whilst the Master Bedroom comes with an En-Suite shower room. Externally there is a double length driveway leading to a single Garage, whilst there is side access to the SOUTH FACING rear garden. Viewing highly advised.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, under stair storage cupboard, radiator, doors to:

Living Room 21'1" x 10'9" (6.45 x 3.30)

Double glazed window to front aspect, 2 x radiators, TV point, glazed doors opening to Conservatory.

Conservatory 13'5" x 9'6" (4.09 x 2.90)

Spacious conservatory with double glazed doors and a range of windows opening to the rear garden. Tiled flooring with under floor heating, radiator.

Kitchen 14'0" x 10'9" (4.29 x 3.30)

Matching wall and base level units with roll edged work surfaces, double glazed door to rear aspect, inset stainless steel sink with drainer and mixer tap, spaces for Fridge Freezer, Washing Machine and Dishwasher. Tiled flooring, radiator, integrated oven with and gas hob.

Dining Room / Study 10'5" x 9'3" (3.20 x 2.84)

Double glazed window to front, radiator, carpet flooring.

Cloakroom

Low level WC, pedestal hand wash basin, towel rail, radiator, double glazed window to rear.

FIRST FLOOR

Landing

Loft access, airing cupboard, doors to:

Master Bedroom 13'5" x 10'7" (4.11 x 3.25)

Double glazed window to front aspect, radiator, fitted wardrobe, door to:

En-Suite

Inset hand wash basin, shower enclosure, double glazed window to front, low level WC, inset ceiling spotlights, extractor fan, heated towel rail.

Bedroom Two 11'3" x 10'5" (3.43 x 3.18)

Double glazed window to front aspect, fitted wardrobes, radiator.

Bedroom Three 11'6" x 6'7" (3.53 x 2.01)

Double glazed window to rear aspect, radiator.

Bedroom Four 9'8" x 8'11" (2.97 x 2.72)

Double glazed window to rear aspect, radiator.

Bathroom

Low level WC, pedestal hand wash basin, panel bath with fitted shower over, double glazed window to rear aspect, heated towel rail, inset ceiling spotlights.

EXTERIOR

Front of Property

Front garden laid mainly to lawn, with path to front entrance door. Double length driveway with parking for at least two vehicles.

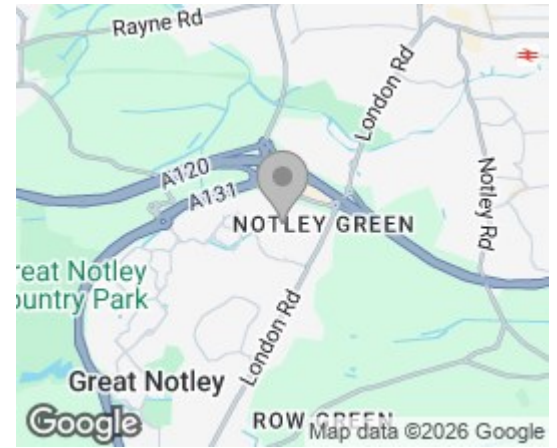
Rear of Property

South facing aspect, commencing with a paved patio area leading onto the garden laid largely to lawn with a range of mature plants, side access leading to the front.

Garage

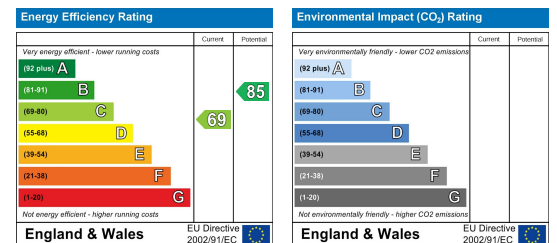
Single Garage with up and over door to front, with personnel door to side. Power and lighting connected.

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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