



1 PHILIPS ROAD, BRAINTREE CM77

£2,300 PER MONTH

4 Bedrooms | 2 Bathrooms | 1 Reception

**** AVAILABLE FEBRUARY **** Situated within the highly sought after village of Rayne, this much loved FOUR BEDROOM detached family home having undergone a full refurbishment in 2024. The property offers immaculate Kitchen & Bathroom Suites, four sizeable double bedrooms, a 25' Lounge/Diner, Ground Floor Shower Room, Utility Room whilst externally offering a pleasant rear garden, DOUBLE GARAGE & Driveway parking. Early viewing is highly advised in order to avoid disappointment.



Hallway

Laminate effect vinyl flooring, understair storage cupboard, radiator, stairs rising to first floor, doors to;

Lounge/Diner 25’4” > 12’6” > 19’2” > 11’11” (7.74 > 3.82 > 5.86 > 3.65)

Carpet flooring, window to front & rear, feature surround fireplace, 3x radiators, patio doors leading to rear garden

Kitchen

Laminate effect vinyl flooring, wall & base units, integrated double oven with 4 ring electric hob with extractor hood over, space for dishwasher, one & half stainless steel sink & drainer, window to rear, door to;

Utility Room

Laminate effect vinyl flooring, base units, spaces for fridge freezer & washing machine, door leading to rear garden.

Shower Room

Tile effect vinyl flooring, shower enclosure, WC, hand wash basin inset to vanity unit, heated towel rail, window to front.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to;

Bedroom One 12’6” x 12’1” (3.82 x 3.69)

Carpet flooring, radiator, window to rear

Bedroom Two 12’7” x 12’0” (3.84 x 3.66)

Carpet flooring, radiator, window to front

Bedroom Three 12’9” x 8’1” (3.91 x 2.48)

Carpet flooring, window to rear, radiator, storage cupboard

Bedroom Four 10’2” x 9’6” (3.11 x 2.90)

Carpet flooring, window to rear, radiator, storage cupboard

Bathroom

Vinyl flooring, bath with shower over, WC, hand wash basin inset to vanity unit, heated towel rail, window to front

Rear of Property

Commencing with a patio seating area, further patio seating area to the side, remainder laid to lawn, enclosed by panel fencing, side door leading to garage, side gate access

Garage & Parking

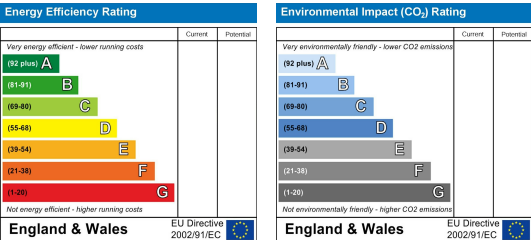
Double garage with up & over door, driveway parking for 2 vehicles

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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