



11 HEREFORD DRIVE, BRAINTREE CM7

GUIDE PRICE £350,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

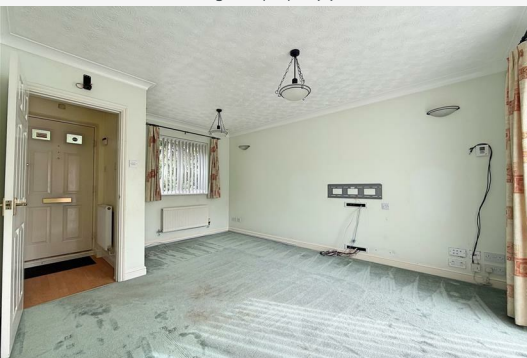
**** NO ONWARD CHAIN **** Nestled in the desirable Kings Park area of Braintree, this charming detached house on Hereford Drive offers a perfect blend of comfort and potential. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking a spacious home. The two reception rooms provide ample space for relaxation and entertaining, making it a welcoming environment for both family gatherings and social occasions.

One of the standout features of this home is its private position, which overlooks tranquil woodland, creating a serene backdrop for everyday living. The property also boasts a garage and driveway parking, ensuring convenience for residents and guests alike.

For those looking to personalise their living space, there is significant potential to extend the property and convert the loft space, subject to planning permission. This flexibility allows for the opportunity to create a home that perfectly suits your needs.

Additionally, the absence of an onward chain simplifies the buying process, making it easier for you to move in and start enjoying your new home. The location is particularly appealing, with good local schools nearby, making it an excellent choice for families.

In summary, this detached house on Hereford Drive presents a wonderful opportunity to acquire a family home in a sought-after area, with the added benefit of potential for future development. Don't miss the chance to make this delightful property your own.



GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, stairs to first floor, doors to:

Cloakroom

Laminate flooring, WC, wall mounted hand wash basin, radiator, obscure window to front aspect

Living Room 15'0" x 15'3" (4.59m x 4.66m)

Carpet flooring, double glazed window to front aspect, patio doors to rear, under stair storage cupboard, double glazed window to front, 2 x radiators

Dining Room 10'6" x 8'4" (3.22 x 2.55)

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

Kitchen 10'1" x 8'11" (3.08 x 2.73)

Vinyl flooring, double glazed window to rear and door to side aspect, wall and base level units with roll edged work surfaces, inset stainless steel sink, roll edged work surfaces, tiled splashbacks, spaces for fridge-freezer, washing machine, and dishwasher, space for oven, fitted extractor.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to rear aspect, loft access, storage cupboard, doors to:

Bedroom One 12'5" x 10'6" (3.80 x 3.22)

Carpet flooring, double glazed window to front aspect, radiator, range of fitted wardrobes and bedroom furniture, door to;

En-Suite

Laminate flooring, obscure window to side aspect, WC, pedestal hand wash basin, shower enclosure, extractor

Bedroom Two 12'4" x 9'1" (3.76m x 2.77m)

Carpet flooring, radiator, double glazed window to front aspect

Bedroom Three 8'8" x 6'4" (2.65 x 1.95)

Laminate flooring, double glazed window to rear aspect, radiator

Bathroom

Shower over bath, pedestal hand wash basin, WC, laminate flooring, obscure window to rear aspect, extractor, chrome heated towel radiator

EXTERIOR

Front

Garden to lawn with path to front entrance

Rear Garden

Laid to lawn with personnel door to Garage, gate to rear

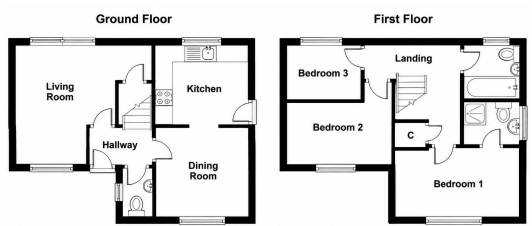
Garage

Single Garage with up and over door, and driveway parking in front

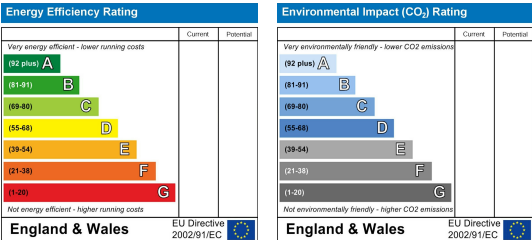
Area Map



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

