



12 WASHALL DRIVE, BRAINTREE CM77

OFFERS IN EXCESS OF £475,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** DON'T MISS OUT.....**** Situated within this highly regarded area of Great Notley, enjoying a generous plot with a much larger than average WEST FACING rear Garden, Branocs Estates are delighted to be offering this popular design of family home, offering FOUR bedrooms, TWO reception rooms, a generous sized Kitchen, and externally offering a good amount of parking to the front for at least three vehicles, and a detached Garage. The property offers an abundance of potential for further enhancement with scope for a loft conversion (STPP), as well as plenty of room to the rear of the property for a an extension (STPP) to create additional living space. Early viewing is highly advised for what is sure to be a popular property in todays buoyant market.



Front of Property

Block paved driveway parking for at least three vehicles, leading to detached single Garage. Front garden to lawn with mature hedgerow border.

Entrance Hall

Laminate flooring, radiator, stairs rising to first floor, under-stair storage cupboard, doors to:

Dining Room 10'2" x 8'11" (3.12 x 2.72)

Carpet flooring, double glazed window to front, radiator.

Kitchen 13'3" x 10'10" (4.06 x 3.32)

Tiled flooring, wall & base units with roll top work surfaces, spaces for washing machine, fridge freezer & dishwasher, integrated double oven with 4 ring gas hob with extractor over, tiled splashbacks, recessed downlights, double glazed window to rear, door leading to rear garden.

Living Room 20'3" x 10'9" (6.19 x 3.30)

Double glazed windows to front & rear aspect, french doors leading to rear garden, feature fireplace, radiator, TV point.

Cloakroom

Vinyl flooring, WC, hand wash basin, obscure double glazed window to rear.

FIRST FLOOR

Landing

Carpet flooring, radiator, loft access, doors to:

Master Bedroom 13'5" x 10'9" (4.11 x 3.28)

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

En-Suite

Fulled tiled, shower, WC, hand wash basin, chrome heated towel rail, obscure window to front.

Bedroom Two 11'1" x 10'4" (3.39 x 3.17)

Double glazed window to front, wardrobe, carpet flooring, radiator.

Bedroom Three 9'8" x 8'11" (2.96 x 2.73)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Four 11'5" x 6'9" (3.5 x 2.07)

Carpet flooring, radiator, double glazed window to rear

Bathroom

P-style bath with shower over, WC and hand wash basin inset to vanity unit, chrome heated towel rail, obscure window to rear

Rear of Property

Generous garden with a west facing aspect, commencing with a paved patio area leading onto a raised decking area, which steps down onto a well kept garden laid predominantly to lawn with enclosed borders. Side access gate to front. Personnel door to Garage.

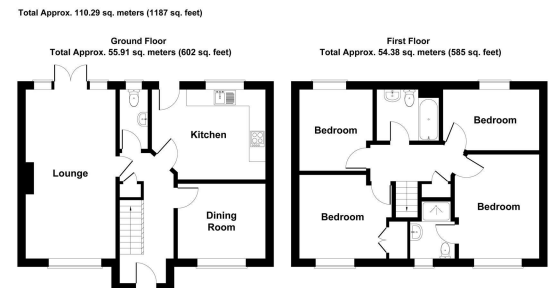
Garage

Detached single garage with up and over door to front, internal power and lighting connected. Side access door.

Area Map

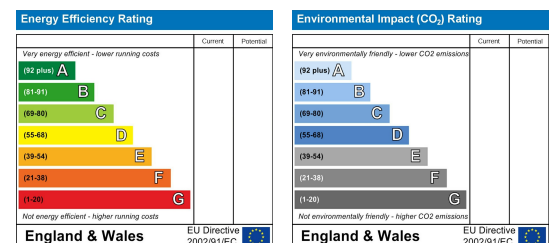


Floor Plans



For Illustrative Purposes Only.

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

106 High Street
Braintree
Essex
CM7 1JP

