



## Medley Road

Braintree, CM77 6TQ

**Guide Price £280,000**



Benefiting from a spacious 16' lounge, dining area plus GARAGE (en-bloc) & driveway for two vehicles is this MODERN three bedroom SEMI-DETACHED property. Offering a well-proportioned garden with potential to extend & located in a sought after village.



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The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Double glazed opaque window to front aspect, tiled flooring, smooth ceiling.

### LOUNGE AREA:

16' x 14'10 (4.88m x 4.52m)

Double glazed window to front aspect, stairs to first floor, radiator, laminate wood flooring, textured ceiling, open plan to dining area.

### DINING AREA:

12'8 x 7'11 (3.86m x 2.41m)

Radiator, laminate wood flooring, textured ceiling, double glazed patio doors to rear garden.

### KITCHEN:

12'4 x 8'1 (3.76m x 2.46m)

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, integrated dishwasher, space for fridge/freezer, washing machine and Range cooker, tiled flooring, smooth ceiling, double glazed door to side aspect.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring, smooth ceiling.

### MASTER BEDROOM:

15'5 x 8'11 (4.70m x 2.72m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

### BEDROOM TWO:

9'7 x 8'9 (2.92m x 2.67m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

### BEDROOM THREE:

12'5 x 6'9 (3.78m x 2.06m)

Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring, textured ceiling.

### BATHROOM:

Double glazed opaque window to rear aspect, fully tiled walls, panelled bath, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### EXTERIOR:-

### REAR GARDEN:

Enclosed rear garden with hardstanding patio area, artificial lawned area, side access via gate to front of the property.

### GARAGE, DRIVEWAY & PARKING:

Single garage en-bloc, driveway parking for two vehicles.

### AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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