



Mountbatten Road

Braintree, CM7 9TP

Guide Price £400,000

Freehold
Tax Band: D



Boasting a very GENEROUS PLOT with 55' UNOVERLOOKED rear garden, substantial frontage plus GARAGE & driveway parking for 4-5 vehicles is this well-proportioned four DOUBLE bedroom detached property. Benefiting from a spacious 24' lounge/diner, d/stairs cloakroom and good-sized kitchen/breakfast room and offering plenty of POTENTIAL TO EXTEND (STPP). Ideally located within easy reach of local shops/popular schools plus Braintree Town Centre, Station & A120/M11. Contact Hamilton Piers, Braintree's local property experts, to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed main entrance door, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, carpeted flooring.

LOUNGE / DINER:

24'03 x 12'07 (7.39m x 3.84m)

Double glazed windows to rear aspect, two radiators, serving hatch to kitchen from dining area, carpeted flooring. Door onto rear garden.

KITCHEN / BREAKFAST ROOM:

13'01 x 9'10 (3.99m x 3.00m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, integrated dishwasher, space for fridge, freezer and washing machine, wall-mounted boiler (in cupboard), tiled flooring. Part-glazed door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

MASTER BEDROOM:

14'07 x 9'07 (4.45m x 2.92m)

Double glazed window to front aspect, a series of built-in wardrobes and storage cupboards, radiator, carpeted flooring.

BEDROOM TWO:

12'09 x 9'05 (3.89m x 2.87m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:

11'05 x 9'06 (3.48m x 2.90m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM FOUR:

9'11 x 9'08 (3.02m x 2.95m)

Double glazed window to front aspect, built-in airing/storage cupboard, radiator, carpeted flooring.

FAMILY BATHROOM:

Two opaque double glazed windows to side aspect, P-Shaped panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, fully tiled, heated towel rail, wooden flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked 55' rear garden comprising large patio area extending across property rear and sides, steps with pathway to Summer House: part brick and part timber built with glazed windows to front and side aspects - Approx 13'7 x 8'11 and containing power, two greenhouses, large storage shed, rear paved area covered by pergola, central area laid to lawn, gated side access on each side of the property.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with up and over door, power and lighting. Driveway parking for 4-5 vehicles.

FRONTAGE:

Substantial frontage enclosed by fencing, mainly laid to lawn with some shrub borders. Potential to create further driveway parking or potential to extend property (subject to the relevant planning consents).

AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



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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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