HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Ellen Way

Braintree, CM77 7XG

Offers In Excess Of £425,000

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Offered for sale with NO ONWARD CHAIN and benefitting from upto THREE BEDROOMS and a LARGE 19' LOUNGE diner is this rarely available DETACHED BUNGALOW, located in a quiet cul-de-sac CORNER PLOT setting. Further offering an entrance hall & cloakroom, STUDY / third bedroom, CONSERVATORY, fitted kitchen, shower room, private driveway parking and an UNOVERLOOKED REAR GARDEN. Call Hamilton Piers of Great Notley to view!

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ENTRANCE PORCH
UPVC entrance door to front aspect, inner doors to third bedroom/study and to inner hallway.

INNER HALLWAY:
Storage cupboard, radiator, doors to cloakroom, lounge, kitchen and recessed hallway (offering access to bedroom one, two and shower room).

CLOAKROOM
Low level WC, wash hand basin, radiator.

LOUNGE/DINER
19'5 x 14'5 (5.92m x 4.39m)
Double glazed window to front aspect, radiator, sliding doors.

CONSERVATORY
9'8 x 6'3 (2.95m x 1.91m)
Part UPVC and part brick built with polycarbonate roof, custom fitted blinds to all surrounding windows, laminate flooring and french doors onto rear garden.

KITCHEN
11'1 x 8'10 (3.38m x 2.69m)
Double glazed window to rear aspect, matching base and wall units, serving hatch, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built in oven with induction hob and extractor hood over, space for fridge/freezer, dishwasher and washing machine (can remain, subject to price). Door to rear.

MASTER BEDROOM
13'8 x 10'2 (4.17m x 3.10m)
Double glazed windows to front aspect, built-in wardrobes, radiator.

BEDROOM TWO
11'2 x 8'9 (3.40m x 2.67m)
Double glazed window to rear aspect, built-in wardrobes, radiator.

BEDROOM 3 / STUDY
17'6 x 7'05 (5.33m x 2.26m)
Double glazed windows to both front aspect and rear aspect, radiator. Versatile room - could be bedroom or additional reception room.

FAMILY SHOWER ROOM
8'3 x 6'3 (2.51m x 1.91m)
Opaque double glazed windows to rear aspect, double shower unit, tiled walls, low level wc, extractor fan, storage cupboard.

REAR GARDEN
Enclosed rear garden, mainly laid to lawn with hardstanding pathway and large patio area, mature borders, three sheds, side access to the front of the property to both sides.

DRIVEWAY AND PARKING:
Driveway parking for 3/4 vehicles, gated accecss to rear garden either side of property.

AGENTS NOTES
Call Hamilton Piers of Great Notley to view.

Council tax band D

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.