



Crown Meadow

Braintree, CM7 9EX

Freehold
Tax Band: D

Guide Price £425,000



Offered for sale is this well presented EXTENDED detached family home, boasting FOUR GOOD SIZED BEDROOMS, modern family bathroom, lounge, dining room, fitted kitchen with adjoining UTILITY ROOM, cloakroom, CONSERVATORY, private rear garden and driveway parking for FOUR CARS, all within a short walk to local schooling and shops. Contact Hamilton Piers to view!



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Ground Floor:

Entrance Hall:

Entrance door to front, doors to lounge, sitting / family room, stairs to first floor.

Lounge:

13'5" x 10'3" (4.09m x 3.12m)

Double glazed window to front, entrance to dining room, electric fireplace, cupboard, wood effect flooring.

Dining Room:

9'4" x 7'7" (2.84m x 2.31m)

Double glazed french doors to conservatory, door to kitchen, radiator, wood effect flooring.

Conservatory:

11'10" x 7'4" (3.61m x 2.24m)

Double glazed roof, double glazed windows to side and rear, french doors to side, electric heater, tiled flooring.

Kitchen:

9'6" x 9'2" (2.90m x 2.79m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, space for fridge freezer, door to utility room, radiator, part tiled walls, tiled flooring.

Utility Room:

UPVC entrance door to side, doors to cloakroom, space for washing machine, boiler to wall, tiled flooring.

Cloakroom:

Obscure double glazed window to rear, low level W/C, vanity hand wash basin, towel radiator, tiled flooring.

Sitting / Family Room:

16'6" x 8'4" (5.03m x 2.54m)

Double glazed window to front, radiator, wood effect flooring.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, loft access, airing cupboard.

Bedroom One:

12' x 10'4" > 8'9" (3.66m x 3.15m > 2.67m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:

11'11" x 8'8" (3.63m x 2.64m)

Double glazed window to front, fitted wardrobes, radiator, cupboard, wood effect flooring.

Bedroom Three:

9'8" x 7'3" > 6'8" (2.95m x 2.21m > 2.03m)

Double glazed window to rear, radiator, wood effect flooring.

Bedroom Four:

8'10" x 8'9" > 6' (2.69m x 2.67m > 1.83m)

Double glazed window to rear, radiator, wood effect flooring.

Family Bathroom:

6'5" x 5'7" (1.96m x 1.70m)

Obscure double glazed window to rear, panel bath with shower over, low level W/C, vanity hand wash basin, towel radiator, part tiled walls, tiled flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, gated side access, door to shed, mature shrubs to border, rest laid to lawn.

Parking & Frontage:

Mature shrubs, driveway parking for 4 cars.



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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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