



## Shalford Road

Rayne, Braintree, CM77 6BT

**Guide Price £650,000**



Boasting a 0.3 ACRE PLOT with OUTBUILDING/ANNEX\* plus THREE reception rooms inc. 20' lounge is this three DOUBLE bedroom DETACHED property. Set on an ELEVATED position, with parking for several, CHARACTER features & located in a sought after village.



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## advert summary

\*\*\*GUIDE PPRICE ?650,000-?700,000\*\*\*

Hamilton Piers, the leading local property specialists in Rayne, are delighted to bring to the market for sale this three DOUBLE bedroom DETACHED property, boasting a 0.3 ACRE PLOT with OUTBUILDING/ANNEX\* plus THREE reception rooms inc. 20' lounge and STUDY/Bedroom 4. Set on an ELEVATED position, offering parking for several, CHARACTER features & located in a sought after village.

The village of Rayne itself benefits from its close proximity to the A120/M11 & Chelmsford, offering great road access to Chelmsford City Centre and London. The property is located in short walking distance to all local amenities including local shop, post office, school and the highly recommended Station Cafe.

The property is ideally located in a sought after village location, set on the periphery of Braintree and within close proximity to the A120/M11 & Felsted. It boasts a detached outbuilding which could act as a large home office but has masses of ANNEX potential (subject to the relevant permissions).

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Double glazed opaque window to front aspect, stairs to first floor, radiator, Karndean flooring, smooth ceiling.

#### CLOAKROOM:

Low level WC, pedestal wash hand basin, heated towel rail, laminate wood flooring, smooth ceiling.

#### LOUNGE: (20'08" x 10'02")

Double glazed window to front aspect, fireplace surround, radiator, laminate wood flooring, smooth ceiling. Double glazed french doors to rear garden.

#### DINING AREA: (15'03" x 12'00")

Double glazed window to rear aspect, open plan to kitchen, radiator, understairs storage cupboard, Karndean flooring, smooth ceiling. Double glazed door to rear garden.

#### KITCHEN: (13'03" x 8'11")

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, Range cooker, extractor hood, integrated fridge/freezer and dishwasher, space for washing machine, wall mounted boiler, Karndean flooring, smooth ceiling.

#### STUDY / BEDROOM FOUR: (8'07" x 7'10")

Double glazed window to front aspect, radiator, laminate wood flooring, smooth

ceiling.

#### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring, smooth ceiling.

#### MASTER BEDROOM: (18'11" x 10'3")

Double glazed windows to front side and rear aspects, radiator, laminate wood flooring, vaulted and ceiling with exposed beams.

#### WC TO MASTER BEDROOM:

Low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

#### BEDROOM TWO: (19'09" x 8'07")

Double glazed windows to front and rear aspects, radiator, laminate wood flooring, vaulted ceiling with exposed beams.

#### BEDROOM THREE: (11' x 10'10")

Double glazed windows to front aspect, radiator, laminate wood flooring, smooth ceiling.

#### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, enclosed shower unit, fully tiled walls, panelled bath with shower attachment, low level WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

#### EXTERIOR:-

#### FRONT:

Mainly laid to lawn with hardstanding driveway.

#### REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with hardstanding patio area, out building, access to additional plot.

#### ADDITIONAL PLOT:

The entire plot of the property is around 0.3 acre, but there is vehicle access to the side of the property leading to a plot of land behind the enclosed garden.

#### OUTBUILDING / GYM:

Double glazed windows to side aspect, double glazed door to front aspect, light and power.

#### DRIVEWAY AND PARKING:

Hardstanding driveway and parking for several vehicles.



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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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