HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Brandon Road

Freehold
Tax Band:

Braintree, CM7 2NL

**Guide Price £400,000**

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Boasting an UNOVERLOOKED & RECENTLY RE-LANDSCAPED rear garden, ANNEX POTENTIAL*/Detached Outbuilding plus a sizeable 22' kitchen/diner & 16' lounge with log burner is this EXTENDED three DOUBLE bedroom semi-detached CHALET BUNGALOW. Benefiting from an impressive entrance hall, 18' master bedroom with EN-SUITE & DRESSING AREA plus d/stairs bathroom. Offering drive3way parking for 2-3 vehicles and ideally located within walking distance of all local shops/amenities, popular schools plus Braintree Town Centre & Station.

# Brandon Road, Braintree, CM7 2NL

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:
Recently fitted composite secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, solid wood flooring and smooth coved ceiling.

### LOUNGE:
16'10 x 13'07 (5.13m x 4.14m)
Central log burner with slate hearth, radiator, carpeted flooring and smooth coved ceiling.

### KITCHEN / DINER:
22'08 x 10'05 (6.91m x 3.18m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half ceramic sink with central mixer tap and drainer, water softener and cold/boiling water filter machine, Belling cooker with eight ring gas hob and extractor hood over, integrated fride/freezer and dishwasher, space for washing machine, breakfast bar, radiator, wood flooring with under floor heating and smooth coved ceiling. Double doors onto rear garden.

### INNER HALL / STUDY AREA:
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM TWO:
10'01 x 10'00 (3.07m x 3.05m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:
9'11 x 9'10 (3.02m x 3.00m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

### BATHROOM:
Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, large built-ion storage/airing cupboard, wood flooring and smooth ceiling.

## FIRST FLOOR ACCOMMODATION:

### MASTER BEDROOM:
18'10 x 12'11 (5.74m x 3.94m)
Double glazed window to rear aspect, built-in eaves storage cupboards, two radiators, carpeted flooring and smooth ceiling.

### DRESSING AREA:
11'00 x 5'10 (3.35m x 1.78m)
Opening from master bedroom with recessed dressing area comprising exposed clothes rails, built-in storage cupboard, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:
Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, low level WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, built-in storage cupboard, vinyl flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:
Unoverloooked rear garden, enclosed by fencing and comprising re-landscaped patio area with remainder laid to raised lawn, pathway leading to detached outbuilding and gated side access.

### OUTBUILDING / POTENTIAL ANNEX*:
Detached outbuilding with two separate entry points and comprising secure entry door into hall/utility area with fitted shelving and storage, door giving entry into:
Room 1 - (7'07 x 5'09): Currently used for storage but with potential to convert into bath/wet room etc.
Room 2 - (15'09 x 10'07): Fitted with power, lighting, plumbing, loft access and French doors for separate access point to rear garden. Potential to convert into studio annex accommodation / living area.

### DRIVEWAY & PARKING:
Driveway parking for 2-3 vehicles. Further unrestricted on-street parking available.

### AGENTS NOTES:
The property has been installed with a full external CCTV system (to remain).

Council Tax Band: C

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

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