



## The Maltings

Rayne, Braintree, CM77 6BS

Freehold  
Tax Band:

**Offers In Excess Of £475,000**



Offered with NO ONWARD CHAIN and boasting a 21' DUAL ASPECT lounge, STUDY, stunning 17' L-Shaped kitchen/diner and modern throughout is this four bedroom DETACHED property. Benefiting from driveway parking for two vehicles and set in a quiet CUL-DE-SAC location in the sought after village of Rayne, within close proximity to the A120/M11 & Felsted. Contact Hamilton Piers, Rayne's local property experts, to view!



# The Maltings, Rayne, Braintree, CM77 6BS

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed lead lined opaque window to front aspect, stairs to first floor, radiator, under stairs storage cupboard, Karndean flooring, smooth ceiling.

### CLOAKROOM:

Double glazed opaque window to rear aspect, low level WC, vanity wash hand basin, radiator, tiled flooring, smooth ceiling.

### LOUNGE:

21'01 x 9'09 (6.43m x 2.97m)

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear garden.

### KITCHEN:

17'10 x 17'01 (5.44m x 5.21m)

Double glazed window to front and rear aspect, matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated dishwasher, freestanding fridge/freezer and washing machine, radiator, tiled flooring, smooth ceiling, Bi-fold doors to rear garden, doors to study.

### STUDY:

9'01 x 8'11 (2.77m x 2.72m)

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, loft access, radiator, carpeted flooring, smooth ceiling.

### MASTER BEDROOM:

9'11 x 8'05 (3.02m x 2.57m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

### BEDROOM TWO:

11'07 x 9'02 (3.53m x 2.79m)

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

### BEDROOM THREE:

10'03 x 9'10 (3.12m x 3.00m)

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

### BEDROOM FOUR:

9'02 x 9'01 (2.79m x 2.77m)

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, rainfall shower head, P-shaped bath with central mixer taps, low level WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with hard standing patio area, shed, side access via gate to driveway.

#### DRIVEWAY AND PARKING:

Driveway parking for two vehicles.

#### AGENTS NOTES:

Council Tax Band:

For further information 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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