



Vaughan Close

Braintree, CM77 6TW

Freehold
Tax Band: D

Guide Price £400,000



Boasting FOUR GOOD-SIZED BEDROOMS and an IMPRESSIVE 24' RECEPTION HALL is this spacious detached home, located in this quiet village turning and being sold with a COMPLETE ONWARD CHAIN. With cloakroom, spacious lounge & adjoining dining room, refitted kitchen, refitted family bathroom, a GENEROUS SIZED REAR GARDEN and ample DRIVEWAY PARKING FOR 4 CARS! Contact Hamilton Piers, Rayne's local property experts, to view!



Entrance:

Composite entrance door to front, open to:-

Reception Hall / Study Area:

24'9" x 7'8" (7.54m x 2.34m)

A substantial reception hall with space for a study/desk area or potential to partition to create a room or change layout of ground floor.

Doors to cloakroom, lounge, stairs to first floor, radiator, wood effect flooring.

Cloakroom:

Obscure double glazed window to front, low level W/C, wall mounted hand wash basin, radiator, wood effect flooring.

Lounge:

14'5" x 12'4" (4.39m x 3.76m)

Double glazed window to front, radiator, wood effect flooring, opens to:-

Dining Room:

12'6" x 9'2" (3.81m x 2.79m)

Double glazed sliding door to rear, entrance to kitchen, radiator, wood effect flooring.

Kitchen:

11' x 9'7" (3.35m x 2.92m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, hob with extractor over, space for fridge freezer, washing machine, tumble dryer, part tiled walls.

First Floor:

Landing:

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

Bedroom One:

12'5" max x 11'2" (3.78m max x 3.40m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:

11'1" x 9'10" (3.38m x 3.00m)

Double glazed window to rear, radiator.

Bedroom Three:

11'2" x 10'5" > 8'1" (3.40m x 3.18m > 2.46m)

Double glazed window to front, radiator.

Bedroom Four:

9'5" x 9'4" (2.87m x 2.84m)

Double glazed window to rear, radiator.

Family Bathroom:

6'3" x 6'2" (1.91m x 1.88m)

Obscure double glazed window to side, p shaped bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, doors to two sheds, mature shrubs to border, rest laid to lawn.

Frontage & Parking:

Paved 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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