



## Elm Walk

Rayne, Braintree, CM77 6ES

**Guide Price £375,000**



**\*\*GUIDE PRICE £375,000-£400,000\*\***Benefiting from POTENTIAL TO EXTEND (STPP) with a 24' DUAL ASPECT lounge/diner, CONSERVATORY, modern kitchen plus an UNOVERLOOKED rear garden is this three bedroom SEMI-DETACHED property. Offering a GARAGE with driveway parking for 4 vehicles and located within the sought after village of Rayne, within close proximity to the A120/M11 & Felsted.



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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE LOBBY:

Double glazed opaque window to front aspect, tiled flooring, smooth ceiling. Double glazed french doors to inner hall.

### INNER HALL:

Stairs to first floor, radiator, storage cupboard, carpeted flooring, textured ceiling.

### LOUNGE / DINING ROOM:

24'03 x 11'10 (7.39m x 3.61m)

Double glazed windows to front and rear aspects, fireplace surround with gas fire, radiator, carpeted flooring, textured ceiling. Double glazed french doors to conservatory.

### KITCHEN:

11'00 x 9'09 (3.35m x 2.97m)

Matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, space for fridge/freezer, dishwasher, washing machine and freestanding cooker, tiled flooring, smooth ceiling, double glazed door to side.

### CONSERVATORY:

17'01 x 9'05 (5.21m x 2.87m)

UPVC and brick construction, glass roof, radiator, carpeted flooring, double glazed french doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed opaque window to side aspect, loft access, airing cupboard, carpeted flooring, textured ceiling.

### MASTER BEDROOM:

14'09 x 12'04 (4.50m x 3.76m )

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

### BEDROOM TWO:

12'05 x 9'04 (3.78m x 2.84m )

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

### BEDROOM THREE:

8'07 x 8'00 (2.62m x 2.44m )

Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring, textured ceiling.

### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, fully tiled walls, panelled bath with shower over, inset WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked enclosed rear garden, mainly laid to lawn with mature borders, hardstanding patio area, rear access to garage.

#### GARAGE, DRIVEWAY & PARKING:

Garage fitted with up and over door, lighting and power, wall-mounted boiler. Driveway parking for 4 vehicles.

### AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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