



## Grantham Avenue

Braintree, CM77 7FP

**Offers In Excess Of £475,000**



Boasting a 16' balcony-fronted lounge, 16' kitchen/breakfast room with UTILITY room & TANDEM garage with driveway is this spacious four DOUBLE bedroom TOWNHOUSE. Offering an EN-SUITE, dining room, modern throughout & set in a MEWS position. Viewings essential!



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

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Stairs to first floor, radiator, understairs storage cupboard, laminate wood flooring, smooth ceiling.

### CLOAKROOM:

Inset WC, vanity wash hand basin, radiator, laminate wood flooring, smooth ceiling.

### KITCHEN/BREAKFAST ROOM:

16'1" x 9'6" (4.90m x 2.90m)

Double glazed window to rear aspect, matching wall and base units with Granite work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in double oven, gas hob, extractor hood, integrated dishwasher, radiator, tiled flooring, smooth ceiling. Double glazed patio door to rear garden.

### UTILITY ROOM:

Wall units, space for American style fridge/freezer, washing machine and tumble dryer, radiator, tiled flooring, smooth ceiling. Door to garage.

### DINING ROOM:

14'3" x 10'6" (4.34m x 3.20m)

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

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Radiator, carpeted flooring, smooth ceiling.

### LOUNGE:

16'1" x 16' (4.90m x 4.88m)

Double glazed window to front aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling. Double glazed French doors to balcony.

### BEDROOM TWO:

17'7" x 10'6" (5.36m x 3.20m)

Double glazed windows to front and rear aspects, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

### BEDROOM FOUR:

9'6" x 9'2" (2.90m x 2.79m )

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

## FAMILY BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with central mixer taps and shower attachment, low level WC, pedestal wash hand basin, radiator, laminate wood flooring, smooth ceiling.

## SECOND FLOOR ACCOMMODATION:-

### LANDING:

Radiator, carpeted flooring, loft access, airing cupboard, smooth ceiling

### MASTER BEDROOM:

14'3" x 13'5" max (4.34m x 4.09m max)

Double glazed windows to front and side aspects, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

### EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to side aspect, enclosed shower unit, fully tiled walls, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### BEDROOM THREE:

14'3" x 9'7" (4.34m x 2.92m)

Double glazed windows to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

## EXTERIOR:-

### FRONT:

Artificial lawned area enclosed by hedgerow, hardstanding path and driveway.

### REAR GARDEN:

Mainly laid to lawn with mature borders, hardstanding patio area and decked area, side access via gate to the front of the property, side access to garage.

### GARAGE, DRIVEWAY & PARKING:

Tandem garage fitted with light and power, up and over door, driveway parking.

## AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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