



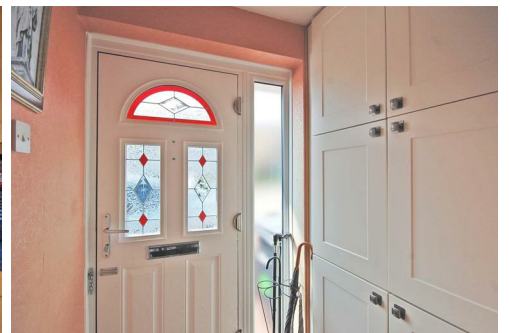
Boscawen Gardens

Braintree, CM7 9UF

Guide Price £350,000



****GUIDE PRICE £350,000-£375,000**** Benefiting from a spacious 23' DUAL ASPECT lounge/diner, generous kitchen with UTILITY ROOM and POTENTIAL TO EXTEND (STPP) is this four bedroom SEMI-DETACHED property. Offering a GARAGE with driveway parking, well-proportioned garden and set in a quiet CUL-DE-SAC location, close to playing fields, shops/schools and just 1.6 miles to Braintree Station.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Part-glazed entrance door, built-in storage cupboards, carpeted flooring. Door into lounge/diner.

LOUNGE / DINER:

23'71 max to 13'98 x 15'84 max to 7'76 (7.01m max to 3.96m x 4.57m max to 2.13m)

L-shaped lounge/diner, double glazed window to front aspect, stairs to first floor, two radiators, carpeted flooring. Door to rear garden.

KITCHEN:

14'35 x 7'86 (4.27m x 2.13m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating double bowl sink with central mixer tap and drainer, space for cooker with induction hob and extractor hood over, space for American fridge/freezer and dishwasher, tiled flooring. Door to utility room.

UTILITY ROOM:

A series of matching base and wall units, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring. Door to rear garden and separate access door to garage.

FIRST FLOOR ACCOMMODATION:

MASTER BEDROOM:

12'70 x 9'29 (3.66m x 2.74m)

Double glazed window to front aspect, fitted wardrobes and storage cupboards/drawers, radiator, carpeted flooring.

BEDROOM TWO:

11'01 x 8'22 (3.38m x 2.44m)

Double glazed window to rear aspect, fitted wardrobes and storage cupboards/drawers, carpeted flooring.

BEDROOM THREE:

13'79 x 6'72 (3.96m x 1.83m)

Double glazed windows to front and rear aspects, radiator, carpeted flooring.

BEDROOM FOUR:

6'84 x 6'39 plus door recess (1.83m x 1.83m plus door recess)

Double glazed window to front aspect, airing cupboard, radiator, carpeted flooring.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash backs, shaver point, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Fenced rear garden commencing with patio area to immediate rear, remainder mainly laid to lawn, shed to rear and oil tank to side.

GARAGE, DRIVEWAY & PARKING:

Driveway for two vehicles leading to single garage fitted with power, lighting and up & over door.

AGENTS NOTES:

For further information regarding this property, please call 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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