HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Smiths Field

Braintree, CM77 6BX

Guide Price £430,000

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Benefiting from NO ONWARD CHAIN with masses of POTENTIAL TO EXTEND (STPP), a spacious 60' REAR GARDEN and a garage plus carport & driveway for 4-5 vehicles is this three DOUBLE bedroom detached property. Offering an impressive 23' DUAL ASPECT lounge, NEW BOILER & WINDOWS/DOORS and set on a generous CORNER PLOT in the highly sought after village of Rayne.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Double glazed window to front aspect, stairs to first floor, understairs storage cupboard, radiator, Amtico flooring.

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, pedestal hand wash basin, radiator, Amtico flooring.

KITCHEN:
12'5 x 9'11 plus recess (3.78m x 3.02m plus recess)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, serving hatch to lounge/diner, wall-mounted boiler, radiator, Amtico flooring. Door to side.

LOUNGE/DINER:
23'5 x 12'10 (7.14m x 3.91m)
Double glazed windows to front and rear aspects, traditional open fire with York stone hearth and mantle, two radiators, carpeted flooring and door to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring.

BEDROOM ONE:
12'11 x 12'4 (3.94m x 3.76m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:
12'11 x 10'9 (3.94m x 3.28m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
10' x 7'10 (3.05m x 2.39m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BATHROOM:
Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, carpeted flooring.

EXTERIOR:-

REAR GARDEN:
Fenced rear garden, measuring approximately 60' in depth, commencing with patio area to immediate rear, remainder mainly laid to lawn with shrubs and mature trees to border, storage shed to rear, access to gate at side, access door to garage.

GARAGE, DRIVEWAY & PARKING:
Detached single garage fitted with up and over door, with an adjacent gated carport with further parking for one vehicle and driveway for 4-5 vehicles.

FRONT GARDEN:
The property sits on a corner plot with frontage commencing with pathway to front door, gated side access to rear garden and remainder laid to lawn with a series of shrubs/flowers.

AGENTS NOTES:
All of the windows and doors throughout the property have been fully replaced (May 2021) and a new Worcester boiler was installed as well as completely new pipework and installation of new radiators (also May 2021).

The property is completely habitable but is in need of modernisation throughout.

Further details available upon request - Please call Hamilton Piers

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.