



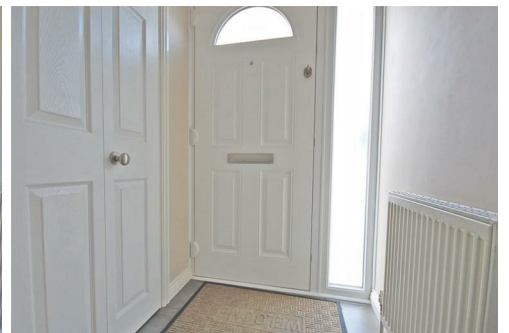
## Hood Gardens

Braintree, CM7 9TT

**Asking Price £260,000**



Benefiting from a 23' DUAL ASPECT lounge/diner, three DOUBLE bedrooms & GARAGE with driveway for 2-3 cars is this SEMI-DETACHED property. PRICED TO SELL and set in walking distance to Braintree Town Centre, Station & local schools.



# Hood Gardens, Braintree, CM7 9TT

## advert summary

Hamilton Piers, the award-winning property specialists in Braintree, are pleased to bring to the market for sale this SEMI-DETACHED property, benefiting from a 23' DUAL ASPECT lounge/diner, three DOUBLE bedrooms & GARAGE with driveway for 2-3 cars. PRICED TO SELL and offering well-proportioned accommodation, set in walking distance to Braintree Town Centre, Station & local schools.

The property is ideally located in the heart of Braintree, with nearby access to the A120/M11 & Chelmsford and within close proximity of local shops/services and amenities.

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Double glazed window to front aspect, radiator, storage cupboard, tiled flooring, smooth ceiling, door to lounge.

#### LOUNGE / DINING ROOM: (23'09" x 15'05" > 7'02")

Double glazed window to front aspect, stairs to first floor, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear garden.

#### KITCHEN: (9'11" x 7'09")

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, single bowl sink and drainer with central mixer taps, integrated fridge and freezer, space for dishwasher, washing machine and cooker, radiator, tiled flooring, smooth ceiling.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Loft access, carpeted flooring, smooth ceiling.

#### MASTER BEDROOM: (12'11" x 8'09")

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

#### BEDROOM TWO: (10'08" x 9'04")

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

#### BEDROOM THREE: (10'00" x 6'05")

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

#### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, fully tiled, panelled bath with shower attachment, low level WC, heated towel rail, vinyl flooring, smooth ceiling.

### EXTERIOR:-

#### REAR GARDEN:

Enclosed rear garden mainly laid to lawn with raised lawn area, hardstanding patio, side access via a gate.

#### GARAGE, DRIVEWAY AND PARKING:

Detached garage, fitted with lighting, power and up & over door, with driveway parking for 2-3 vehicles.

### 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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