



Chatsworth Avenue

Braintree, CM77 7ZB

Guide Price £640,000



****GUIDE PRICE £640,000-£660,000****

Boasting NO CHAIN with an ANNEX/STUDIO plus three reception rooms inc. 19' DUAL ASPECT lounge is this SIX DOUBLE bedroom detached property. Offering a RECENTLY FITTED kitchen, THREE bathrooms & UNOVERLOOKED garden.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor with understairs storage cupboard, intruder alarm system control box, radiator, laminate flooring.

CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, inset wash hand basin, radiator, laminate flooring.

LOUNGE: (19'6" x 12'7")

Two double glazed sash windows to front aspect, three radiators, gas connection for potential fireplace installation, carpeted flooring and patio door to rear garden.

DINING ROOM: (11'11" x 10'4")

Two double glazed sash windows to front aspect and one double glazed sash window to side aspect, two radiators, laminate flooring. Open to kitchen.

KITCHEN: (17'6" x 8'10")

Two double glazed sash windows to rear aspect, a series of matching base and wall units, edged Granite work surfaces, incorporating one and a half ceramic sink with central mixer tap, water filter tap, integrated dishwasher, space for cooker with ceramic hob and extractor hood over, space for fridge/freezer and washing machine, radiator, tiled flooring. Door to conservatory.

CONSERVATORY: (10'6" x 9'5")

Part brick and part UPVC built with polycarbonate roof, tiled flooring, ceiling fan and french doors onto rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed sash window to front aspect, stairs to second floor, radiator, carpeted flooring.

BEDROOM TWO: (11'10" x 11'6")

Two double glazed sash windows to front aspect and additional double glazed sash window to side aspect, two sets of built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Two opaque double glazed sash windows to rear aspect, fully tiled and enclosed single shower, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, shaver point, extractor fan, tiled flooring.

BEDROOM THREE: (12'8" x 10'6")

Two double glazed sash windows to rear aspect, radiator, carpeted flooring.

BEDROOM FOUR: (12'8" x 8'9")

Two double glazed sash windows to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, fully tiled and enclosed single

shower, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, shaver point, extractor fan, tiled flooring.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front aspect, loft access (to large mainly boarded loft fitted with ladder and lighting), radiator, carpeted flooring.

MASTER BEDROOM: (19'5" x 11'11")

Double glazed windows to front, rear and a sash to side aspect, a series of built-in wardrobes, two radiators, carpeted flooring.

EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled and enclosed single shower, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring.

BEDROOM FIVE: (12'7" x 11'4")

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

BEDROOM SIX: (12'7" x 7'10")

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

EXTERIOR:-

FRONT:

The property is approached via pathway to front door, flanked by shrubbed areas and each side enclosed by wrought iron railings, access to driveway and garage with gated side access leading to rear garden.

REAR GARDEN:

The property benefits from an unoverlooked, part-walled and part-fenced rear garden commencing with patio area to immediate rear with pathways leading to gated side access and garage/studio, centrally laid to artificial lawn with mature shrubs to rear border and raised decking area to rear corner, decorative stone areas with water feature adjacent to garage with pathway leading to further decking area, housing large storage shed and covered by pergola, two large water butts stored discreetly at the side of the garden, providing water for front and rear gardens.

GARAGE, DRIVEWAY AND PARKING:

Detached double garage fitted with up and over doors, entry via rear garden. Driveway parking for four vehicles.

DOUBLE GARAGE: (16'2" x 15'7")

Entry via rear garden, fully insulated with power and lighting, oak effect laminate flooring and smooth ceiling with sunken spotlights, loft access (to fully boarded loft with fitted ladder and lighting). Could very simply be converted to a home office, annex, gym etc.

AGENTS NOTES:

Total floor space: 225sq. metres / 2418 sq. ft

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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