



The Street

Cressing, Braintree, CM77 8DG

Freehold
Tax Band:

Offers In Excess Of £315,000



Boasting a 100' UNOVERTLOOKED rear garden with POTENTIAL TO EXTEND (Planning Previously Approved*) and benefiting from a NEWLY FITTED bathroom plus GARAGE & driveway parking for 2-3 vehicles is this IMMACULATELY PRESENTED and vastly improved two DOUBLE bedroom SEMI-DETACHED cottage. Offering SOLAR PANELS, well-proportioned living accommodation throughout and ideally located within the popular village of Cressing, just 1 mile to Cressing Station (links to London) & access to Braintree, A120/M11 & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

LOUNGE:

13'09 x 13'00 (4.19m x 3.96m)

Entry into part-glazed composite front door into lounge: Double glazed window to front aspect, stairs to first floor, ornamental fireplace surround, air conditioning unit, radiator, Karndean flooring and smooth ceiling. Opening to kitchen/diner.

KITCHEN / DINER:

13'09 x 9'11 (4.19m x 3.02m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, integrated fridge and dishwasher, radiator, Karndean flooring and smooth coved ceiling with sunken spotlights. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring and smooth ceiling.

BEDROOM ONE:

13'10 x 9'09 (4.22m x 2.97m)

Two double glazed windows to front aspect, recessed dressing area, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

9'01 x 7'06 (2.77m x 2.29m)

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

BATHROOM:

Opaque double glazed window to rear aspect, freestanding bath with central mixer tap and shower over, inset WC, vanity wash hand basin with splash back, radiator, extractor

fan, Karndean flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Approx 100' and unoverlooked rear garden comprising recently fitted decking area to immediate rear with steps to raised deck giving access to lawned area, storage shed, a series of shrubs to borders and access to garage.

GARAGE, DRIVEWAY & PARKING:

Single garage with newly installed barn doors, fitted with power, lighting and water supply. (Also useful as utility area with rear access into garden). Driveway parking for 2-3 vehicles.

AGENTS NOTES:

This property is fitted with Solar Panels to both front and rear roof elevations - For further information please enquire.

Council Tax Band: C

For more information regarding this property, please contact Hamilton Piers.



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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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