HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Townrow Avenue

Freehold
Tax Band: E

Braintree, CM7 2BE

Asking Price £700,000

4 3 2 B

SHOWHOME CONDITION Boasting a SIZEABLE PLOT & REAR GARDEN, an impressive 23' DUAL ASPECT kitchen/diner plus UTILITY room and a 23' DUAL ASPECT lounge is this NEARLY-NEW four DOUBLE bedroom detached property. Benefiting from a GARAGE (potential to convert*) with driveway parking for two vehicles, an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom plus further POTENTIAL TO EXTEND (STPP). Offering IMMACULATELY PRESENTED and well-proportioned living space throughout, set in an enviable position with OPEN OUTLOOK ACROSS GREEN SPACE and ideally situated close to all local shops/amenities and popular schools - Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Call Hamilton Piers to view!







Townrow Avenue, Braintree, CM7 2BE

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, radiator, Amtico flooring.

CLOAKROOM:
Inset WC, inset wash hand basin, radiator, Amtico flooring.

LOUNGE:
23'1 x 11'2 (7.04m x 3.40m)
Double glazed windows to front and rear aspects, two radiators, carpeted flooring. French doors to rear aspect.

KITCHEN / DINER:
23'1 x 11'4 (7.04m x 3.45m)
Double glazed windows to front (bay) and rear aspects, a series of fitted matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, two built-in ovens, gas hob with extractor over, integrated fridge/freezer and dishwasher, breakfast bar, radiator, Amtico flooring.

UTILITY ROOM:
Fitted base units, roll top work surface incorporating a single bowl sink with central mixer tap and drainer, space for washing machine, radiator, Amtico flooring. Secure door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, radiator, carpeted flooring.

MASTER BEDROOM:
15'0 max x 11'9 (4.57m max x 3.58m)
Double glazed window to front aspect, radiator, carpeted flooring.

EN-SUITE:
Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, inset WC, inset wash hand basin, heated towel rail, Amtico flooring.

BEDROOM TWO:
11'9 x 11'5 (3.58m x 3.48m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM THREE:
11'4 x 10'8 (3.45m x 3.25m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM FOUR:
10'8 x 8'9 (3.25m x 2.67m)
Double glazed window to rear aspect, airing cupboard, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, enclosed and fully tiled shower unit, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin, heated towel rail, Amtico flooring.

EXTERIOR:

REAR GARDEN:
Sizeable rear garden, enclosed by fencing and comprising a patio area across the immediate garden rear with remainder mainly laid to lawn, access door to garage, gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:
Set-back attached garage (potential to convert*) fitted with power, lighting and an up & over door. Driveway parking for 2 vehicles.

AGENTS NOTES:
Council Tax Band: F

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





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.