



## Ellen Way

Braintree, CM77 7XG

Freehold  
Tax Band:

**Guide Price £400,000**



Offered for sale with NO ONWARD CHAIN and benefitting from upto THREE BEDROOMS and a LARGE 19' LOUNGE diner is this rarely available DETACHED BUNGALOW, located in a quiet cul-de-sac CORNER PLOT setting. Further offering an entrance hall & cloakroom, STUDY / third bedroom, CONSERVATORY, fitted kitchen, shower room, private driveway parking and an UNOVERLOOKED REAR GARDEN. Call Hamilton Piers of Great Notley to view!



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## ENTRANCE PORCH

UPVC entrance door to front aspect, inner doors to third bedroom/study and to inner hallway.

## INNER HALLWAY:

Storage cupboard, radiator, doors to cloakroom, lounge, kitchen and recessed hallway (offering access to bedroom one, two and shower room).

## CLOAKROOM

Low level WC, wash hand basin, radiator.

## LOUNGE/DINER

19'5 x 14'5 (5.92m x 4.39m)

Double glazed window to front aspect, radiator, sliding doors.

## CONSERVATORY

9'8 x 6'3 (2.95m x 1.91m)

Part UPVC and part brick built with polycarbonate roof, custom fitted blinds to all surrounding windows, laminate flooring and french doors onto rear garden.

## KITCHEN

11'1 x 8'10 (3.38m x 2.69m)

Double glazed window to rear aspect, matching base and wall units, serving hatch, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built in oven with induction hob and extractor hood over, space for fridge/freezer, dishwasher and washing machine (can remain, subject to price). Door to rear.

## MASTER BEDROOM

13'8 x 10'2 (4.17m x 3.10m)

Double glazed windows to front aspect, built-in wardrobes, radiator.

## BEDROOM TWO

11'2 x 8'9 (3.40m x 2.67m)

Double glazed window to rear aspect, built-in wardrobes, radiator.

## BEDROOM 3 / STUDY

17'6 x 7'05 (5.33m x 2.26m)

Double glazed windows to both front aspect and rear aspect, radiator. Versatile room - could be bedroom or additional reception room.

## FAMILY SHOWER ROOM

8'3 x 6'3 (2.51m x 1.91m)

Opaque double glazed windows to rear aspect, double shower unit, tiled walls, low level wc, extractor fan, storage cupboard.

## REAR GARDEN

Enclosed rear garden, mainly laid to lawn with hardstanding pathway and large patio area, mature borders, three sheds, side access to the front of the property to both sides.

## DRIVEWAY AND PARKING:

Driveway parking for 3/4 vehicles, gated access to rear garden either side of property.

## AGENTS NOTES

Call Hamilton Piers of Great Notley to view.

Council tax band D

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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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