



Old Challis Rise

Braintree, CM77 6AD

Freehold
Tax Band:

Offers In Excess Of £425,000



Boasting a stunning OPEN PLAN living space inc. 26' DUAL ASPECT premium kitchen/dining space, 28' lounge with skylight & bi-folding doors leading onto a SOUTH-FACING landscaped garden is this IMMACULATELY PRESENTED three double bedroom LINK-DETACHED property. Benefiting from an EN-SUITE & DRESSING ROOM to master bedroom, POTENTIAL FOR 4TH BEDROOM (STP)* and sizeable integral garage with driveway for two vehicles. Set in a CUL-DE-SAC location within the highly regarded Rayne village - Convenient access to all local shops/amenities plus A120/M11, Stansted Airport and Braintree Town Centre/Station.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, radiator, LVT flooring.

CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash back, radiator, LVT flooring.

OPEN PLAN LIVING SPACE:

KITCHEN / DINER:

26'5 x 12'5 (8.05m x 3.78m)

Double glazed window to front aspect, a series of quality fitted matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, two built-in ovens with warming drawer, built-in combi microwave oven, integrated full length fridge and freezer, integrated dishwasher, gas hob with extractor hood over, space for washing machine, floating island with built-in wine cooler and additional storage cupboards, LVT flooring, under stairs cupboard. Bi-folding doors (with custom integrated blinds) across rear aspect.

LOUNGE:

28'5 x 9'0 (8.66m x 2.74m)

Double glazed window to rear aspect, raised skylight, wall-mounted electric fire, radiator, LVT flooring. Bi-folding doors (with custom integrated blinds) to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, carpeted flooring.

MASTER BEDROOM:

11'8 x 11'0 (3.56m x 3.35m)

Double glazed window to front aspect built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Enclosed and fully tiled corner shower unit, low level WC, pedestal wash hand basin with tiled splash back, heated towel rail, vinyl flooring.

DRESSING ROOM:

7'5 x 6'3 (2.26m x 1.91m)

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

BEDROOM TWO:

11'7 x 9'7 (3.53m x 2.92m)

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

BEDROOM THREE:

12'4 x 8'4 (3.76m x 2.54m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin with tiled splash back, heated towel rail.

EXTERIOR:

REAR GARDEN:

South-facing rear garden, enclosed by fencing and comprising an I-shaped patio area with central area laid to lawn, areas of decorative stone, storage shed, gated side access.

GARAGE, DRIVEWAY & PARKING:

Spacious integral garage fitted with power, lighting and electric roller door. Driveway parking for two vehicles.

AGENTS NOTES:

Council Tax Band:

For further 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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