HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Crown Meadow

Freehold
Tax Band: D

Braintree, CM7 9EX

Guide Price £315,000

3 2 1 D

OPEN DAY - SATURDAY 3RD MAY: 3-4PM BY APPOINTMENT ONLY Boasting NO ONWARD CHAIN and benefiting from an UNOVERLOOKED & well-proportioned rear garden, GARAGE with allocated parking and a spacious lounge and kitchen/diner is this three bedroom SEMI-DETACHED property. Offering a d/stairs cloakroom, set in a tucked away CUL-DE-SAC position in the sought after Kings Park development and ideally located close to all local shops/amenities & popular schools. Ideal for first time buyers!!

Crown Meadow, Braintree, CM7 9EX

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed window to side aspect, radiator, laminate flooring.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, vanity wash hand basin with tiled splash back, radiator, laminate flooring.

LOUNGE:
16' x 14'9 (4.88m x 4.50m)
Double glazed window to front aspect, stairs to first floor, central electric fireplace with surround, radiator, laminate flooring.

KITCHEN / DINER:
14'9 x 8'4 (4.50m x 2.54m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer and washing machine, built-in storage cupboard, wall-mounted boiler, radiator, vinyl flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring.

MASTER BEDROOM:
13'7 x 8'8 (4.14m x 2.64m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:
11'0 x 8'8 (3.35m x 2.64m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
7'2 x 5'11 (2.18m x 1.80m)
Double glazed window to front aspect, airing cupboard, radiator, carpeted flooring.

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, shaver point, extractor fan, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising patio area to property rear with remainder mainly laid to lawn, mature shrub borders.

GARAGE, DRIVEWAY & PARKING:
Single garage (located to the right hand side of the property, adjacent to adjoining house). Allocated parking next to garage for one vehicle with on-street parking available.

AGENTS NOTES:
Council Tax Band: D

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.