



Orchard Drive

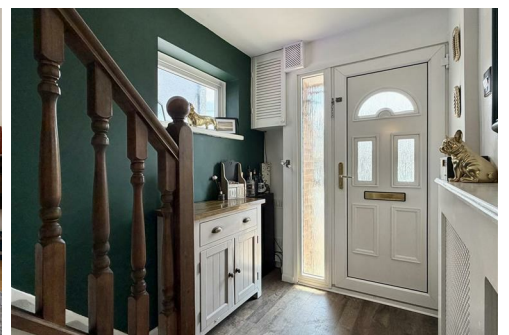
Braintree, CM7 1EQ

Freehold
Tax Band: C

Asking Price £350,000



Boasting a COMPLETE ONWARD CHAIN** and offering an UNOVERLOOKED and generously-sized rear garden, spacious 24' DUAL ASPECT lounge/diner plus STUDY/PLAYROOM & modern kitchen is this three bedroom SEMI-DETACHED property. Benefiting from a d/stairs cloakroom, POTENTIAL TO EXTEND (STPP) and driveway parking for 2-3 vehicles. Ideally located within walking distance to all local shops/amenities & popular schools with convenient access to Braintree Town Centre/Station & A120/M11 - PERFECT FOR FIRST TIME BUYERS!!



Orchard Drive, Braintree, CM7 1EQ

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs cupboard, radiator, wood flooring.

CLOAKROOM:

Low level WC, inset wash hand basin, wood flooring.

STUDY:

10'0 x 6'7 plus door recess (3.05m x 2.01m plus door recess)

Radiator, wood flooring.

LOUNGE / DINER:

24'4 x 11'4 (7.42m x 3.45m)

Double glazed window to front aspect, central gas fireplace, radiator, wood flooring. Part-glazed double doors to kitchen.

KITCHEN:

10'2 x 9'8 (3.10m x 2.95m)

Double glazed windows to side and rear aspects, 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 double oven, gas hob, space for fridge/freezer, integrated washing machine and dishwasher, radiator, wood flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, carpeted flooring.

BEDROOM ONE:

14'0 x 9'10 (4.27m x 3.00m)

Double glazed window to front aspect, built-in wardrobe/cupboard, radiator, carpeted flooring.

BEDROOM TWO:

11'7 x 10'2 (3.53m x 3.10m)

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

BEDROOM THREE:

9'9 reducing to 6'5 x 7'1 (2.97m reducing to 1.96m x 2.16m)

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

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Generously sized rear garden, enclosed by fencing and comprising patio area with remainder mainly laid to lawn, mature trees to border, gated side access.

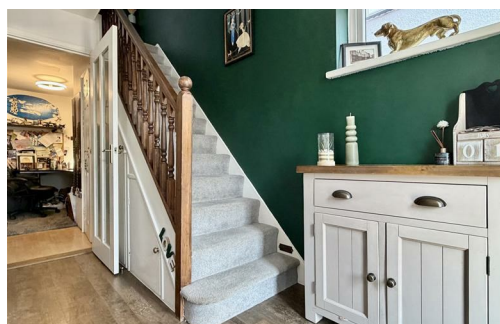
DRIVEWAY & PARKING:

Driveway parking for 2-3 vehicles.

AGENTS NOTES:

Council Tax Band: C

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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