HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



London Road

Freehold
Tax Band: C

Braintree, CM7 2AS

Guide Price £425,000

3 2 1 D

Boasting a substantial 95' UNOVERLOOKED & landscaped sunny rear garden, 22' DUAL ASPECT lounge/diner with modern kitchen, UTILITY ROOM and cloakroom is this EXTENDED & IMMACULATELY PRESENTED three bedroom SEMI-DETACHED property. Benefiting from an integral garage (potential to convert), GATED DRIVEWAY for up to six vehicles and a RECENTLY REFITTED family bathroom. Offering plenty of POTENTIAL TO EXTEND (STPP), set in a CUL-DE-SAC position within walking distance of Braintree Town Centre/Station, local shops/amenities & popular schools.







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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:
Secure part-glazed main entry door, stairs to first floor, radiator, coir flooring. door into lounge/diner.

LOUNGE / DINER:
22'9 x 14'5 reducing to 10'2 (6.93m x 4.39m reducing to 3.10m)
Double glazed window to front aspect, central cast iron feature fireplace, under stairs storage cupboard, two radiators, carpeted flooring. Double doors to kitchen/breakfast room.

KITCHEN / BREAKFAST ROOM:
12'10 x 10'0 (3.91m x 3.05m)
Double glazed windows and Velux windows to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, integrated low level fridge and dishwasher, breakfast bar, radiator, tiled flooring. Door to rear garden.

UTILITY ROOM:
10'7 x 6'9 (3.23m x 2.06m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, space for washing machine, radiator, tiled flooring. Access into garage and door to rear garden.

CLOAKROOM:
Low level WC, inset corner basin with tiled splash back, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring.

BEDROOM ONE:
11'1 x 10'9 (3.38m x 3.28m)
Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring.

BEDROOM TWO:
11'5 x 9'10 reducing to 8'2 (3.48m x 3.00m reducing to 2.49m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
8'0 x 6'9 (2.44m x 2.06m)
Double glazed window to front aspect, radiator, carpeted flooring.

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

EXTERIOR:

REAR GARDEN:
95' (28.96m)
Impressively sized 95' unoverlooked rear garden, sectioned into various landscaped areas and comprising a patio area to immediate property rear with steps to raised decking area, remainder mainly laid to artificial lawn with shrub borders and timber storage shed to garden rear.

GARAGE, DRIVEWAY & PARKING:
Integral single garage fitted with power, lighting and barn doors. Gated driveway with parking for up to six 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.