



Grenville Road

Braintree, CM7 2PP

Freehold
Tax Band: C

Guide Price £340,000



Boasting NO ONWARD CHAIN and offering a substantial 135' UNOVERLOOKED rear garden, ADJOINING ANNEX ACCOMMODATION plus a BAY-FRONTED lounge, dining room, kitchen & lean-to conservatory is this well-proportioned 3/4 bedroom SEMI-DETACHED property. Benefiting from VERSATILE living space with further POTENTIAL TO EXTEND (STPP) and ideally located within a short walk to all local amenities, schools and Braintree Town Centre/Station. Ideal for first time buyers!!



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

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:

Secure main entry door into storm porch with access into main inner hallway.

INNER HALL:

Wonderful stained glass feature glazed door, stairs to first floor, radiator, wooden flooring.

LOUNGE:

11'11 x 11'11 plus recess into bay (3.63m x 3.63m plus recess into bay)
Double glazed bay window to front aspect, central log burning stove with exposed brick surround, radiator, carpeted flooring and smooth ceiling with ornate coving.

DINING ROOM:

12'08 x 12'06 (3.86m x 3.81m)
Double glazed window to rear aspect, under stairs storage cupboard, central feature fireplace with exposed brick surround, radiator, carpeted flooring.

KITCHEN:

9'10 x 8'09 (3.00m x 2.67m)
Double glazed window to side 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 oven, space for fridge/freezer and dishwasher, induction hob, tiled flooring. Door to lean-to and additional access door through to annex accommodation.

LEAN-TO:

5'00 x 4'08 (1.52m x 1.42m)
Part brick and part timber construction with polycarbonate roof. Door to rear garden.

ADJOINING ANNEX ACCOMMODATION:

15'00 x 10'00 (4.57m x 3.05m)
Accessed through property rear via kitchen, with additional external entry point.

STUDIO LIVING AREA:

Double glazed window to rear aspect, open plan studio living space with storage heater, carpeted flooring, storage area with access into shower room.

SHOWER ROOM:

Enclosed corner shower unit, low level WC, wash hand basin with splash back, extractor fan.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, radiator, carpeted flooring.

MASTER BEDROOM:

15'06 x 11'11 (4.72m x 3.63m)
Two double glazed windows to front aspect, radiator, carpeted flooring.

BEDROOM TWO:

12'07 x 10'02 (3.84m x 3.10m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:

9'05 x 6'00 max (2.87m x 1.83m max)
Double glazed window to side aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

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

EXTERIOR:

REAR GARDEN:

Impressively sized 135ft rear garden, enclosed by fencing and comprising large patio area to property rear with pagoda which extends off annex rear, remainder mainly laid to lawn with a variety of shrubs to borders and planting beds, storage shed, gated side access.

PARKING:

Residents permit parking on-street with visitors permit pass available.

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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