



Chatsworth Avenue

Braintree, CM77 7ZB

£400,000



Benefiting from POTENTIAL TO EXTEND (stpp), a spacious 20' kitchen/diner and EN-SUITE to master bedroom is this three bedroom DETACHED property. Offering a 14' BAY-FRONTED lounge, GARAGE, driveway for 2-3 vehicles & just a short walk from all local amenities.



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator, under stairs storage cupboard, laminate wood flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque window to side aspect, low level WC, vanity wash hand basin, radiator, laminate wood flooring, smooth ceiling.

LOUNGE:

14'9 x 14'7 (4.50m x 4.45m)

Double glazed bay window to front aspect, radiator, carpeted flooring, smooth ceiling.

KITCHEN / DINER:

20'11 x 10'3 (6.38m x 3.12m)

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, Range cooker, freestanding fridge/freezer, integrated dishwasher, space for washing machine, wall-mounted boiler, radiator, carpeted and laminate flooring, textured ceiling. Double glazed french doors to rear aspect.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

10'2 x 10' (3.10m x 3.05m)

Double glazed window to rear aspect, built-in wardrobes, radiator, laminate wood flooring, smooth ceiling.

EN-SUITE:

Double glazed opaque window to rear aspect, enclosed

shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO:

11'1 x 9'5 (3.38m x 2.87m)

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

BEDROOM THREE:

9'6 x 9'5 (2.90m x 2.87m)

Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring, smooth ceiling.

BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with mature borders, side access to garage.

GARAGE, DRIVEWAY & PARKING:

Garage fitted with lighting, power and up and over door, driveway parking for 2/3 vehicles.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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