



## Crown Street

Great Bardfield, Braintree, CM7 4SS

Freehold  
Tax Band: E

**Offers In Excess Of £525,000**



Boasting a 23' DUAL ASPECT lounge with open fireplace, modern 16' kitchen/breakfast room & UTILITY with separate 16' dining room and offering an UNOVERLOOKED rear garden and having been FULLY REFURBISHED to an impressive standard throughout is this four bedroom character property. Benefiting from ORIGINAL CHARACTER FEATURES throughout incorporated by a contemporary style and offering a garage with driveway parking. Set within the idyllic historical village of Great Bardfield, just a short walk to all local shops/amenities & with convenient access to Braintree (9 miles), A120/M11 & Stansted Airport. Internal viewings highly recommended to appreciate the versatility of this wonderful property.



# Crown Street, Great Bardfield, Braintree, CM7 4SS

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Solid timber secure main entry door, cast iron radiator, tiled flooring.

### CLOAKROOM:

Opaque double glazed timber framed window to side aspect, low level WC, inset wash hand basin with tiled splash back, cast iron radiator, tiled flooring.

### DINING ROOM:

16'4 x 13'1 (4.98m x 3.99m)

Double glazed timber frames sash window to front aspect (with fitted shutters), stairs to first floor, under stairs storage cupboard, central feature fireplace, cast iron radiator, parquet flooring.

### LOUNGE:

23'7 x 13'1 (7.19m x 3.99m)

Double glazed timber framed sash windows to front aspect (fitted with shutters), central log burning fireplace with exposed brick exterior and cast iron hood, cast iron radiators, terracotta tiled flooring. French doors onto rear garden.

### KITCHEN:

16'8 x 9'10 (5.08m x 3.00m)

Double glazed timber framed sash window to rear aspect, a series of matching base and wall units, edged work surfaces in Quartz incorporating ceramic sink with central mixer tap, built-in oven, electric hob with extractor hood over, space for American fridge/freezer, integrated dishwasher, cast iron radiator, parquet flooring. Opening to utility room.

### UTILITY ROOM:

Double glazed timber framed window to rear aspect, fitted wall units, edged work surface in Quartz with space for low level washing machine and tumble dryer, parquet flooring. Door to side aspect (access to rear garden).

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, radiator, carpeted flooring.

### MASTER BEDROOM:

13'1 x 10'9 (3.99m x 3.28m)

Double glazed timber framed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM TWO:

10'9 x 9'10 (3.28m x 3.00m)

Double glazed timber framed sash windows to front aspect, built-in wardrobes, storage cupboard, radiator, carpeted flooring.

### BEDROOM THREE:

12'9 x 9'6 (3.89m x 2.90m)

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

### BEDROOM FOUR / STUDY:

9'10 x 7'6 (3.00m x 2.29m)

Double glazed timber framed sash window to rear aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed timber framed window to rear aspect, freestanding roll top bath with central mixer tap and shower attachment, enclosed and fully tiled double shower unit, low level WC, pedestal wash hand basin with tiled splash back, cast iron radiator, extractor fan, tiled flooring.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden, landscaped to incorporate raised patio area across property rear, lawned areas with a variety of mature shrubs and flowering plants, shingle path giving access to garage and gated rear access.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for one vehicle (with further on-street parking available to property front).

#### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

