



Church Street

Braintree, CM7 5JS

Freehold
Tax Band:

Asking Price £615,000



Boasting an UNOVERLOOKED & impressively RE-LANDSCAPED rear garden with OUTSIDE BAR, a stunning 22' kitchen/dining/family room plus UTILITY and a 15' BAY-FRONTED lounge is this EXTENDED & EXTENSIVELY IMPROVED three double bedroom DETACHED BUNGALOW. Benefiting from a detached EXTERNAL OFFICE/STUDIO, a sweeping driveway with parking for 4-5 vehicles and offering IMMACULATELY PRESENTED and versatile accommodation throughout. Ideally set on an ELEVATED POSITION in the sought after Bocking area of Braintree, just walking distance to local shops/amenities & popular schools - Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford.



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

RECEPTION HALL:

Secure composite part-glazed main entry door, two built-in storage cupboards, two radiators, solid oak flooring.

CLOAKROOM:

Inset WC, vanity wash hand basin, tiled flooring with under floor heating.

LOUNGE:

15'5 x 11'7 (4.70m x 3.53m)

Double glazed bay window to front aspect and double glazed window to side aspect, radiator, solid oak flooring.

KITCHEN / DINING / FAMILY ROOM:

22'0 x 21'8 max (6.71m x 6.60m max)

Heightened sky light above kitchen area, a series of fitted matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap, hot tap and drainer, two built-in NEFF ovens and warming drawers, six ring gas hob with extractor hood over, integrated larder fridge and freezer, integrated dishwasher and wine cooler, breakfast bar, tiled flooring with under floor heating, bi-folding doors to rear aspect fitted with electric blinds. To dining and family area; fitted storage units, radiator, tiled flooring and French doors to rear aspect fitted with electric blinds.

UTILITY ROOM:

A series of matching base and wall units, edged work surfaces in Granite incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, tiled flooring with under floor heating.

BEDROOM ONE:

12'4 x 10'8 plus recess into bay (3.76m x 3.25m plus recess into bay)

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

BEDROOM TWO:

10'10 max x 9'3 plus door recess (3.30m max x 2.82m plus door recess)

Double glazed window to side aspect, large walk-in wardrobe, radiator, carpeted flooring.

BEDROOM THREE:

10'6 x 8'7 plus door recess (3.20m x 2.62m plus door recess)

Double glazed window to side aspect, built-in wardrobes, radiator, carpeted flooring.

FAMILY BATHROOM:

Heightened skylight, enclosed and fully tiled shower unit, panelled bath with wall-inset TV, central mixer tap and shower attachment, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a raised decking area with adjacent timber built covered bar (fitted with power and lighting), pathway to gated side access, remainder mainly laid to lawn with a variety of colourful flowering plants.

EXTERNAL OFFICE / STUDIO:

9'1 x 7'4 (2.77m x 2.24m)

Detached timber built construction, fully insulated and fitted with power and lighting, large built-in storage cupboard, radiator, wood flooring.

DRIVEWAY & PARKING:

Sweeping driveway with parking for 4-5 vehicles.

AGENTS NOTES:

Council Tax Band: D

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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