



Leyside

Rayne, Braintree, CM77 6DE

Guide Price £325,000

Freehold
Tax Band: D



Boasting a 75' UNOVERLOOKED rear garden, MODERN kitchen & GARAGE with driveway parking for two vehicles with plenty of POTENTIAL TO EXTEND/REDEVELOP (STPP)* is this three bedroom semi-detached CHALET BUNGALOW. Benefiting from VERSATILE living accommodation throughout, in need of modernisation and ideally situated in a quiet CUL-DE-SAC location within the sought after village of Rayne. Internal viewings highly recommended!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed main entrance door with opaque double glazed windows to each side, radiator, carpeted flooring.

KITCHEN:

10'09 x 6'11 (3.28m x 2.11m)

Double glazed window to side aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, water softener, built-in oven, electric hob with extractor over, space for fridge/freezer and washing machine, laminate flooring. Part-glazed door to side aspect.

LOUNGE:

15'10 x 12'04 (4.83m x 3.76m)

Double glazed window to front aspect, stairs to first floor, central electric fireplace, radiator, carpeted flooring.

INNER HALL:

Carpeted flooring. Access to office/playroom, bedroom three/dining room, bathroom and lounge.

BEDROOM THREE / DINING ROOM:

15'03 x 8'10 (4.65m x 2.69m)

Fitted wardrobes and units, radiator, carpeted flooring. Patio doors onto rear garden.

OFFICE / UTILITY ROOM:

Double glazed window to rear aspect, radiator, vinyl flooring.

BATHROOM:

Opaque double glazed window to side aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE:

14'10 x 10'00 (4.52m x 3.05m)

Double glazed window to rear aspect, built-in wardrobes and eaves storage cupboard, radiator, carpeted flooring.

BEDROOM TWO:

14'10 x 9'01 (4.52m x 2.77m)

Double glazed window to rear aspect, fitted wardrobes and storage units, radiator, carpeted flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio area to immediate property rear with remainder mainly laid to lawn, mature tree and shrub borders with apple trees to garden rear, storage shed, access door to garage and gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with up and over door. Driveway parking with further gated side area leading to garage.

AGENTS NOTES:

Council Tax Band: D

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

PROVISIONAL DETAILS - VENDORS APPROVAL AWAITED



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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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