HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Hutley Road

Freehold
Tax Band: D

Braintree, CM7 2BN

Offers Over £360,000

3 2 1

Boasting a SPACIOUS 19' OPEN PLAN LIVING AREA opening to the modern kitchen and THREE GOOD-SIZED BEDROOMS with EN-SUITE to the master, is this modern and IMMACULATELY PRESENTED semi detached home. Further offering modern family bathroom & d/stairs cloakroom, a GARAGE with DRIVEWAY PARKING, and a generously-sized, low maintenance garden. Ideally located on the sought-after Meadow Rise Development, just a short walk to all local shops/amenities & popular schools, plus convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Call Hamilton Piers to view!







Hutley Road, Braintree, CM7 2BN

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, radiator.

CLOAKROOM:
Obscure double glazed window to front aspect, Inset WC, inset wash hand basin, radiator.

LOUNGE DINER:
18'9 x 16'5 (5.72m x 5.00m)
Double glazed French doors leading to garden, under stairs storage cupboard, radiator. Opens to:

KITCHEN:
10'6 x 8'8 (3.20m x 2.64m)
Double glazed window to front aspect, a series of matching base and wall units,work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven with gas hob and extractor over, integrated fridge/freezer, washing machine and dishwasher. Wall-mounted boiler (in cupboard), radiator.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard.

MASTER BEDROOM:
13'6 x 10'9 (4.11m x 3.28m)
Double glazed window to front aspect, fitted wardrobes, radiator.

EN-SUITE:
Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, inset WC, inset wash hand basin, heated towel rail.

BEDROOM TWO:
13'2 x 9'2 (4.01m x 2.79m)
Double glazed window to rear aspect, radiator.

BEDROOM THREE:
9'8 x 6'11 (2.95m x 2.11m)
Double glazed window to rear aspect, radiator.

BATHROOM:
Panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin, heated towel rail.

EXTERIOR:

REAR GARDEN:
Sizeable rear garden, enclosed by fencing and comprising a patio area across the immediate garden rear with remainder mainly laid to lawn, access door to garage.

GARAGE, DRIVEWAY & PARKING:
Attached garage (potential to convert*) fitted with power, lighting and electric roller door. Driveway parking for 1 vehicle.

AGENTS NOTES:
Council Tax Band: D

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





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.