



## Hereford Drive

Braintree, CM7 9FX

Freehold  
Tax Band: D

**Offers In Excess Of £350,000**



NO ONWARD CHAIN!!! Benefiting from an UNOVERLOOKED & well-proportioned rear garden, lounge, dining room plus CONSERVATORY and a GARAGE with driveway parking for two vehicles is this three bedroom DETACHED property. Offering an EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom & ideally situated in a tucked away CUL-DE-SAC location within the sought after King's Park development. Walking distance to all local shops/amenities & popular schools.





# Hereford Drive, Braintree, CM7 9FX

## advert summary

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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Stairs to first floor, smoke detector, telephone point, radiator, vinyl flooring and textured coved ceiling.

#### CLOAKROOM:

Opaque double glazed window to side, low level W.C, wash hand basin with tiled splashbacks, radiator, vinyl flooring and textured ceiling.

#### LOUNGE: (13' 3" x 11' 9") plus recess

Double glazed windows to front, feature fireplace, understairs storage cupboard, radiator, laminate flooring and textured coved ceiling. Patio doors to conservatory.

#### DINING ROOM: (10' 6" x 8' 1")

Double glazed window to front, radiator, vinyl flooring and textured coved ceiling.

#### KITCHEN: (11' 7" x 7' 1")

Double glazed window to rear, range of matching base and wall units with roll top work surfaces and tiled splashbacks, stainless steel one and a half bowl sink and drainer unit with central mixer taps, space for oven, space for fridge / freezer, washing machine and dishwasher, wall mounted boiler, radiator, vinyl flooring and textured ceiling. Door to side.

#### CONSERVATORY: (9'6 x 9'2)

Part UPVC, part brick with polycarbonate roof, tiled flooring, doors to patio and garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Double glazed window to rear, access to part boarded loft with lighting and ladder, part panelled walls, carpet to floor and textured ceiling with smoke detector.

#### MASTER BEDROOM: (10' 6" x 9' 6")

Double glazed window to front, built-in wardrobes, radiator, carpet to floor and textured ceiling.

#### EN-SUITE:

Opaque double glazed window to side, single shower, low level W.C, pedestal wash hand basin with tiled splashbacks, shaver point, radiator, vinyl flooring and textured ceiling.

#### BEDROOM TWO: (11' 11" x 8' 6") plus door recess

Double glazed window to front, radiator, carpet to floor and textured ceiling.

#### BEDROOM THREE: (8' 8" x 6' 5")

Double glazed window to rear, radiator, television and telephone points, laminate flooring and textured ceiling with sunken spotlights.

#### FAMILY BATHROOM:

Opaque double glazed window to rear, panelled bath with central mixer taps and shower over, low level W.C, pedestal wash hand basin with tiled splashbacks, shaver point, radiator, vinyl flooring and textured ceiling.

#### EXTERIOR:

There is a pathway leading to the front door with flower beds to either side and outside lighting fitted.

The fenced rear garden is mainly laid to lawn with patio area, shed, outside tap, access to garage and access gate to side.

#### GARAGE, DRIVEWAY & PARKING:

The detached single garage has power and lighting fitted with eaves storage and up and over doors, accessed via driveway which offers parking for two 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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