HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Kynaston Road

Panfield, Braintree, CM7 5AQ

Offers In Excess Of £350,000

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Benefiting from masses of POTENTIAL TO EXTEND (STPP), with two DOUBLE bedrooms and offering a modern lounge & 16' CONSERVATORY is this recently REFURBISHED semi-detached bungalow. Boasting a generous rear garden, a GARAGE plus driveway parking for 5-6 vehicles and set in a sought after village location, just 3.5 miles to Braintree Town Centre & Station.

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

ENTRANCE HALL:
Double glazed opaque window to front aspect, radiator, storage cupboard, vinyl flooring, smooth ceiling.

LOUNGE:
10'08 x 9'04 (3.25m x 2.84m)
Radiator, carpeted flooring, smooth ceiling, double glazed french doors to conservatory.

KITCHEN:
12'02 x 10'01 (3.71m x 3.07m)
Double glazed windows to side and rear aspects, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, space for fridge/freezer, washing machine, tumble dryer, vinyl flooring, smooth ceiling. Double glazed door to side aspect.

CONSERVATORY:
16'11 x 10'01 (5.16m x 3.07m)
UPVC with polycarbonate roof, vinyl flooring, double glazed french doors to side aspect.

MASTER BEDROOM:
13'01 x 12'03 (3.99m x 3.73m)
Double glazed bay window to front aspect, built-in wardrobe, carpeted flooring, smooth ceiling.

BEDROOM TWO:
11'08 x 11'08 (3.56m x 3.56m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM / WET ROOM:
Double glazed opaque window to rear aspect, wet room style shower, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Enclosed rear garden, mainly laid to lawn with hardstanding patio area, sheds, detached garage (not watertight & can be removed), side access via a gate.

DRIVEWAY & PARKING:
Driveway with parking for 5/6 vehicles.

AGENTS NOTES:
For more information about this property, please call Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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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.