



## Crab Apple Drive

Braintree, CM77 8FW

**Guide Price £335,000**

Freehold  
Tax Band: C



Boasting an UNOVERLOOKED and well-proportioned rear garden, spacious OPEN PLAN living space with d/stairs cloakroom and ALLOCATED PARKING is this two DOUBLE bedroom end-terrace property. Benefiting from VERY WELL PRESENTED condition throughout, POTENTIAL TO EXTEND (STPP) and ideally located on a recently established development close to all local shops/amenities & popular schools. Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford - Ideal for first time buyers!!



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

### GROUND FLOOR ACCOMMODATION:

#### ENTRY HALL:

Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring. Opening to kitchen and living space.

#### CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, inset wash hand basin with tiled splash back, radiator, Amtico flooring.

#### OPEN PLAN LIVING SPACE:

#### KITCHEN:

12'5 x 7'2 (3.78m x 2.18m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated fridge, freezer and dishwasher, space for washing machine, breakfast bar.

#### LOUNGE / DINER:

14'5 x 13'9 (4.39m x 4.19m)

Double glazed windows to rear aspect, radiator, Amtico flooring. French doors to rear garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Double glazed window to side aspect, carpeted flooring.

#### BEDROOM ONE:

14'5 x 9'2 (4.39m x 2.79m)

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

#### BEDROOM TWO:

14'5 x 8'6 (4.39m x 2.59m)

Double glazed window to front aspect, built-in storage/airing cupboard, radiator, carpeted flooring.

#### BATHROOM:

Enclosed and fully tiled corner shower unit, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin with tiled splash back, heated towel rail, tiled flooring.

#### EXTERIOR:

#### REAR GARDEN:

Unoverlooked and well-proportioned rear garden, enclosed by fencing and comprising a patio area to immediate property rear with remainder mainly laid to lawn, stamber storage shed, gated side access.

#### ALLOCATED PARKING:

Allocated parking for two vehicles located to immediate property frontage.

#### AGENTS NOTES:

Service Charge: TBC

Council Tax Band: C

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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