



Pochard Way

Braintree, CM77 7WA

Guide Price £425,000



For sale with NO ONWARD CHAIN is this rarely available three bedroom detached home offered for sale by Hamilton Piers of Great Notley. Further offering a PRIVATE REAR GARDEN, entrance hall & cloakroom, spacious lounge, SEPARATE DINING ROOM, fitted kitchen, conservatory, EN SUITE to master, driveway parking and GARAGE with POTENTIAL TO CONVERT OR EXTEND OVER, stpp. Call to view today!



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GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, understairs cupboard, radiator.

CLOAKROOM/WC:

Double glazed window to front, low level wc, hand basin.

LOUNGE:

Double glazed window to front, two radiator, sliding doors to conservatory.

16'5 x 10'4

CONSERVATORY:

Double glazed windows to side and rear aspects, French doors to garden.

DINING ROOM:

Double glazed window to front, radiator.

9'0 x 8'5

KITCHEN:

Double glazed window to rear, door to rear, range of wall and base units, rolled edge work surfaces with sink inset, built in oven and gas hob, space for washing machine and fridge freezer.

9'0 x 7'8

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard.

BEDROOM ONE:

Double glazed window to front, built in wardrobe, radiator.

14'7 max x 9'3

EN SUITE SHOWER ROOM:

Double glazed window to rear, shower cubicle, low level wc, pedestal hand basin.

BEDROOM TWO:

Double glazed window to front, radiator.

10'6 x 10'

BEDROOM THREE:

Double glazed window to rear and side, radiator.

10'6 x 8'6

FAMILY BATHROOM:

Double glazed window to rear, bath with shower attachment, low level wc, pedestal hand basin.

EXTERIOR:-

FRONTAGE, GARAGE & DRIVEWAY:

Private driveway parking, shingled front garden area, garage with up and over door and potential to convert into additional ground floor accommodation or extend over (subject to permissions).

REAR GARDEN:

Privately enclosed rear garden, mainly laid to lawn, door to garage.

AGENTS NOTES:

Call Hamilton Piers to view.

Council tax band E.



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.

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