



## Mill Park Drive

Braintree, CM7 1XF

**Guide Price £240,000**



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# Mill Park Drive, Braintree, CM7 1XF

## advert summary

\*\*\*GUIDE PRICE ?240,000-?260,000\*\*\*

Hamilton Piers, the local property specialists in Braintree, are delighted to offer for sale this modern terraced property, benefiting from EN-SUITE to master, with two DOUBLE bedrooms and private allocated parking for two vehicles. Set on a sought after development LESS THAN 1 MILE to Braintree Station & Town Centre.

The property itself has been maintained to a high standard by the current owners and is ideally located on the popular Heathlands development, in close proximity to a variety of local amenities and access routes, including Freeport Designer Village and the A120, giving access to M11/London and across to Chelmsford City Centre. Braintree Station is located just a short walking distance away, providing a regular service (via Chelmsford) to London Liverpool Street.

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Stairs to first floor, radiator, carpeted flooring, smooth ceiling. Doors to cloakroom & lounge.

#### CLOAKROOM:

Double glazed opaque window to front aspect, inset WC, vanity wash hand basin with tiled splashbacks, radiator, vinyl flooring, smooth ceiling.

#### LOUNGE: (12'01" x 11'04")

Double glazed window to front aspect, radiator, understairs storage cupboard, carpeted flooring, smooth ceiling. French doors to kitchen/diner.

#### KITCHEN / DINER: (14'11" x 8'04")

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob with extractor over, integrated fridge/freezer, space for washing machine, wall mounted boiler housed in cupboard, radiator, carpeted flooring to dining area and vinyl to kitchen, smooth ceiling. French doors to rear garden.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring, smooth ceiling.

#### MASTER BEDROOM: (10'10" x 8'04")

Double glazed window to front, radiator, carpeted flooring, smooth ceiling.

#### EN-SUITE:

Enclosed shower unit, inset WC, vanity wash hand basin, partly tiled walls, radiator, vinyl flooring, smooth ceiling.

#### BEDROOM TWO: (9'08" x 8'00")

Double glazed window to rear, radiator, carpeted flooring, smooth ceiling.

#### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, panelled bath with central mixer taps, inset WC, vanity wash hand basin, partly tiled walls, vinyl flooring, smooth ceiling.

### EXTERIOR:-

#### REAR GARDEN:

Enclosed rear garden with rear access to parking area, hardstanding patio area and pathway.

#### PARKING:

The property has two allocated parking spaces at the rear of the property.

### AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341 141.

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.

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