



## Kynaston Road

Panfield, Braintree, CM7 5BE

**Guide Price £415,000**

Freehold  
Tax Band: D



Boasting NO ONWARD CHAIN and offering a modern 19' kitchen/diner, spacious lounge plus PLAYROOM/OFFICE and an UNOVERLOOKED South-facing rear garden is this EXTENDED three bedroom DETACHED property. Benefiting from driveway parking for two vehicles and set in a village location, conveniently situated just 3.8 miles to Braintree Town Centre & Station with nearby access to A120/M11.



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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, wooden flooring and smooth ceiling with sunken spotlights.

### CLOAKROOM:

### LOUNGE:

13'7 x 11'5 (4.14m x 3.48m)

Double glazed window to front aspect, central gas fireplace with surround, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

### KITCHEN / DINER:

19'6 x 8'2 (5.94m x 2.49m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer hose tap and drainer, built-in double oven and microwave, integrated fridge/freezer, dishwasher and washing machine, radiator, wooden flooring and smooth ceiling with sunken spotlights.

### PLAYROOM / OFFICE:

10'08 x 9'08 (3.25m x 2.95m)

Glass vaulted skylight, double glazed window to rear aspect, radiator, wooden flooring and smooth ceiling with sunken spotlights. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

14'6 x 10'2 (4.42m x 3.10m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

12'1 x 10'3 (3.68m x 3.12m)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

7'3 x 6'11 (2.21m x 2.11m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked and South-facing rear garden comprising patio area extending across property rear and side pathway, remainder mainly laid to lawn with shrub borders, storage shed and gated side access.

### DRIVEWAY & PARKING:

Driveway 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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