



## Thames Close

Braintree, CM7 3XL

Freehold  
Tax Band: D

**Guide Price £425,000**



Boasting a spacious 20' DUAL ASPECT lounge, kitchen/breakfast room with adjoining UTILITY plus a DINING/PLAY ROOM and a generously sized sunny rear garden is this three DOUBLE bedroom detached property. Benefiting from a GARAGE (potential to convert) and driveway for 4-5 vehicles, SIZEABLE FRONTAGE/PLOT and large entrance porch with further POTENTIAL TO EXTEND (STPP). Offering VERSATILE living space throughout and ideally set in a CUL-DE-SAC position close to all local shops/amenities & popular schools.





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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Part-glazed secure main entry door, double glazed windows across front aspect, tiled flooring. Secure door to inner hall.

### INNER HALL:

Stairs to first floor, under stairs storage area, radiator, carpeted flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash back, radiator, extractor fan, vinyl flooring.

### LOUNGE:

20'11 x 11'04 (6.38m x 3.45m)

Central fireplace with exposed brick surround, two radiators, carpeted flooring. Double doors into dining/play room and patio doors to rear garden.

### DINING / PLAY ROOM:

10'06 x 8'10 (3.20m x 2.69m)

Double glazed windows to front and side aspects, radiator, carpeted flooring.

### KITCHEN / BREAKFAST ROOM:

11'05 x 10'07 (3.48m x 3.23m)

Double glazed windows to side and rear aspects, a series of matching base and wall units, roll top work surfaces incorporating a one and a half ceramic sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated fridge/freezer and dishwasher, radiator, tiled flooring.

### UTILITY ROOM:

8'04 x 5'10 (2.54m x 1.78m)

Matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), tiled flooring. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, airing cupboard, loft access, carpeted flooring.

### MASTER BEDROOM:

11'04 x 10'08 (3.45m x 3.25m)

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

### BEDROOM TWO:

11'05 x 10'07 (3.48m x 3.23m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM THREE:

9'10 x 8'03 (3.00m x 2.51m)

Double glazed window to front aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed windows to front aspect, panelled bath with central mixer tap and shower attachment, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash back, radiator, heated towel rail, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

Generously sized and sunny rear garden, enclosed by fencing and comprising patio area with remainder mainly laid to lawn, additional area sectioned by hedging and incorporating a series of storage sheds and greenhouse, gated side access and access into garage.

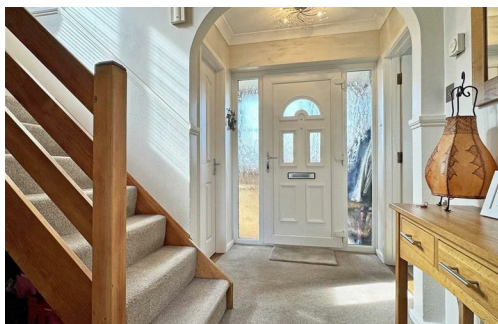
### GARAGE, DRIVEWAY & PARKING:

Single garage (potential to convert) fitted with power, lighting and up & over door. Driveway parking for 4-5 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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