



Westview Villas, School Road

Rayne, Braintree, CM77 6SR

Freehold
Tax Band: C

Offers In Excess Of £450,000



Boasting an UNOVERLOOKED South-East facing rear garden with COUNTRYSIDE VIEWS to front & rear and benefiting from ample living space inc. a 14' lounge with log burner & STUDY/PLAYROOM (potential 4th bedroom) is this IMMACULATELY PRESENTED three DOUBLE bedroom semi-detached property. Offering a part-converted garage with driveway parking for four vehicles, kitchen opening to a large dining room plus UTILITY room & d/stairs cloakroom plus an EN-SUITE bathroom and shower room. Ideally positioned in a SEMI-RURAL village location with convenient access to local amenities, Braintree Town Centre/Station & A120/M11 - Internal viewings highly recommended!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure main entry door, double glazed window to front and rear aspects, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring and smooth ceiling.

OFFICE / PLAYROOM:

12'00 x 8'10 (3.66m x 2.69m)

Double glazed window to rear aspect, radiator, wooden flooring and smooth ceiling.

LOUNGE:

14'03 x 14'00 (4.34m x 4.27m)

Double glazed window to front aspect, central fireplace with log burning stove, radiator, carpeted flooring and smooth ceiling with exposed beams.

DINING ROOM:

14'00 x 11'09 (4.27m x 3.58m)

Central feature fireplace with exposed brick inset, radiator, tiled flooring and smooth ceiling with exposed beams. Opening to kitchen and double doors to rear garden.

KITCHEN:

9'05 x 7'10 (2.87m x 2.39m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, single cooker with induction hob and extractor hood over, integrated dishwasher, tiled flooring and smooth ceiling with exposed beams.

UTILITY ROOM:

Double glazed window to rear aspect, space for fridge/freezer, washing machine and tumble dryer, radiator, tiled flooring and smooth ceiling.

CLOAKROOM:

Double glazed window to rear aspect, low level WC, inset wash hand basin with tiled splash back, tiled flooring and smooth ceiling.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed window to front aspect, airing cupboard, additional large built-in storage cupboard, loft access, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

14'00 x 11'09 (4.27m x 3.58m)

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

EN-SUITE BATHROOM:

Double glazed window to rear aspect, freestanding roll top bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, heated towel rail, vinyl flooring and smooth ceiling.

BEDROOM TWO:

14'03 x 14'00 (4.34m x 4.27m)

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

BEDROOM THREE:

12'08 x 9'03 (3.86m x 2.82m)

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

SHOWER ROOM:

Double glazed window to rear aspect, enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin with splash back, extractor fan, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area to property rear with remainder mainly laid to lawn, Summer House, gated side access.

GARAGE, DRIVEWAY & PARKING:

Integral garage which has been part-converted, fitted with electric roller door, power and lighting. Driveway parking for four vehicles.

AGENTS NOTES:

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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