



Bourchier Avenue

Braintree, CM7 9FQ

Guide Price £365,000

Freehold
Tax Band: D



Boasting NO ONWARD CHAIN and benefiting from THREE reception rooms inc. DUAL ASPECT lounge, dining room & CONSERVATORY plus an en-suite to master bedroom is this well-proportioned three bedroom DETACHED property. Offering a GARAGE with driveway for two vehicles, large frontage with POTENTIAL TO CONVERT* and a generous garden positioned within a WRAP-AROUND CORNER PLOT. Ideally situated in a CUL-DE-SAC location within the highly regarded Kings Park development with easy access to local shops/amenities, popular schools & Braintree Town Centre/Station.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, carpeted flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, carpeted flooring.

LOUNGE:

15'03 x 15'00 reducing to 11'08 (4.65m x 4.57m reducing to 3.56m)

Double glazed window to front aspect, under stairs storage cupboard, radiator, carpeted flooring. Patio door to conservatory.

CONSERVATORY:

9'10 x 9'04 (3.00m x 2.84m)

Part brick and part UPVC construction with vaulted polycarbonate roof, tiled flooring. Double doors onto rear garden.

DINING ROOM:

10'07 x 9'00 (3.23m x 2.74m)

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

KITCHEN:

10'00 x 8'11 (3.05m x 2.72m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, cooker with gas hob and extractor over, space for fridge/freezer, washing machine and dishwasher, wall-mounted boiler, radiator, laminate flooring. Part-glazed door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

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

MASTER BEDROOM:

9'11 x 9'02 (3.02m x 2.79m)

Double glazed window to front aspect, a series of built-in wardrobes and dressing units, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, radiator, vinyl flooring.

BEDROOM TWO:

12'04 x 6'03 plus large door recess (3.76m x 1.91m plus large door recess)

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

BEDROOM THREE:

8'09 x 8'08 (2.67m x 2.64m)

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

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Wrap-around and well-proportioned rear garden comprising patio area to rear and side with remainder mainly laid to lawn, mature shrub and tree borders, shed, gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:

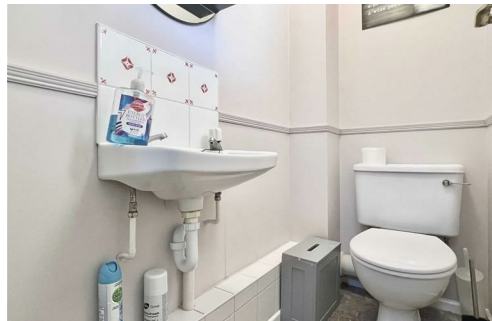
Detached single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles - Very generous lawned frontage enclosed by shrub/hedge borders. Potential to convert frontage into further driveway parking if required.

AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.

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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