

Paul Mason Associates



School Road, Rayne, Braintree, CM77 6ST

Guide price £575,000

DISTANCES

Felsted: 4.1 miles

Braintree Train Station: 2.6 miles

Stansted Airport: 14.7 miles

A120: 1.5 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to side, wooden flooring and smooth ceiling.

Kitchen / Family / Breakfast Room

6.46m x 4.37m (21'2" x 14'4")

Double glazed windows to front and rear, range of modern style Shaker base and wall units with a quartz worksurface incorporating a ceramic butlers sink, integrated fridge/freezer, dishwasher and electric double oven. There is also a matching central island includes an induction hob with extractor over and the family area of this charming room benefits from a log burner with slate hearth and radiator. Tiled flooring and smooth coved ceiling with sunken spotlights. Door to Utility.

Utility

2.28m x 1.67m (7'5" x 5'5")

Double glazed window to side, range of modern style Shaker base and wall units with a quartz worksurface incorporating a ceramic butlers sink plus space for washing machine. Tiled

flooring and smooth ceiling with sunken spotlights. Door to Shower Room and rear.

Shower Room

Opaque window to side, double width shower, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights,

Lounge

6.48m x 3.65m (21'3" x 11'11")

Double glaze window to side, radiator, carpet to floor and smooth coved ceiling. French doors opening to rear patio and garden.

Dining Room

3.67m x 2.67m (12'0" x 8'9")

Double glazed window to front, radiator, carpet to floor and smooth coved ceiling. Glazed pocket doors opening to Lounge.

FIRST FLOOR

Landing

Carpet to floor and smooth ceiling with loft access.

Bedroom One

3.79m x 2.78m (12'5" x 9'1")

Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Two

3.78m x 2.73m (12'4" x 8'11")

Double glazed window to front,

built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.00m x 2.49m (9'10" x 8'2")

Double glazed window to front, built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Four

Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Family Bathroom

3.63m x 2.10m (11'10" x 6'10")

Opaque window to rear, double width shower, rolltop bath, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Annexe / Office

A wonderful addition to the property which provides a flexible space for any family with a variety of uses. The exterior will later be completed to match the property. 269 Square Foot. Power and lighting fitted.

Driveway & Parking

The property has a driveway to front and side and offers off road parking.

Gardens

The landscape drear garden commences with a large patio

area ideal for entertaining and al-fresco dining. From here you walk onto a level lawn which has an array of trees and planting which complement the semi-rural location. There is also external power points and outside tap, plus access to the front of the property via the side of the property.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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