



1 THE MALTINGS, BRAINTREE CM77

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 1 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Enjoying a corner plot with **POTENTIAL TO EXTEND STPP**, within this sought after cul-de-sac within the picturesque village of Rayne, this **IDEAL FAMILY HOME** offers an abundance of potential, benefiting from **FOUR** bedrooms, **THREE** reception rooms, and a **CONSERVATORY** extension to the rear. Externally the property comes with a **DOUBLE GARAGE** and generous corner plot Garden, whilst being within walking distance of the nearby Rayne Primary School, recreation field and Park, and village convenience store. With easy access to the A120 as well as being just 5 minutes from Braintree Town Centre, this makes for a **PERFECT** family home and early viewing is highly advised in order to appreciate the potential on offer.

**** GUIDE PRICE £450,000 - £475,000 ****



Entrance Hall

Cloakroom

Obscure double glazed window to front, hand wash basin, WC.

Study 8'8 x 7'6 (2.64m x 2.29m)

Double glazed window to front, carpet flooring, radiator.

Lounge 13'7 x 10'5 (4.14m x 3.18m)

Carpet flooring, radiator, feature fireplace, two double glazed windows to front & side, door to;

Dining Room 10'5 x 8'6 (3.18m x 2.59m)

Carpet flooring, radiator, doors to;

Conservatory 9'8 x 9'8 (2.95m x 2.95m)

Tiled flooring, doors to garden

Kitchen 12'1 x 8'6 (3.68m x 2.59m)

Wall & base units with inset one & a half stainless steel sink, integral eye level double oven, hob with extractor over, space for washing machine., double glazed window to rear, side door to garden.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 12'5 x 8'6 (3.78m x 2.59m)

Carpet flooring, two double glazed windows to front, fitted wardrobes, radiator.

Bedroom Two 12'2 x 8'3 (3.71m x 2.51m)

Carpet flooring, double glazed window to rear, radiator, fitted wardrobes.

Bedroom Three 10'6 x 8'1 (3.20m x 2.46m)

Carpet flooring, two double glazed windows to front, radiator.

Bedroom Four 11'2 x 6'4 (3.40m x 1.93m)

Carpet flooring, radiator, double glazed window to side.

Bathroom

Bath, shower enclosure, hand wash basin inset to vanity unit, WC, obscure double glazed window to rear, airing cupboard.

EXTERIOR

Garden

Well established garden with paved patio, remainder laid to lawn, personal door to Garage.

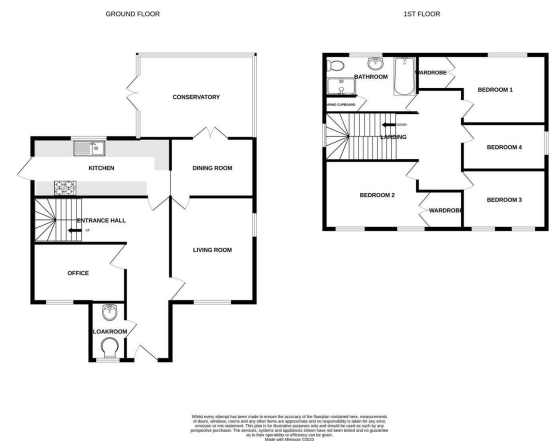
Double Garage

Two up & over doors.

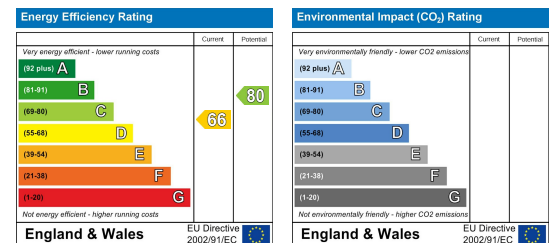
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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