



1 HADLEY CLOSE, BRAINTREE CM7

GUIDE PRICE £399,995

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** STUNNING HOME **** Occupying a CUL-DE-SAC position within the desirable village of Bocking, benefitting from a FULLY REFURBISHED internal finish and EXTENDED ground floor living space with SOUTH FACING rear garden, this superbly appointed THREE bedroom family home is one not to be missed. Presented in FIRST CLASS decorative order throughout, with an enviable KITCHEN/DINER, and TWO RECEPTION ROOMS, with further potential to convert the integral Garage and good potential for a loft conversion, we highly recommend an internal inspection in order to truly appreciate the finish on offer.



Entrance Hall

Wooden flooring, under stairs storage cupboard, radiator, doors to;

Cloakroom

Wall mounted hand wash basin, WC, obscure double glazed window to side.

Lounge 13'5" by 12'3" (4.10 by 3.74)

Wooden flooring, feature fireplace, double glazed window to front, radiator, opening to;

Kitchen/Diner 21'1" by 12'4" (6.43 by 3.78)

Laminate flooring, wall & base units incorporating breakfast bar, sink with central mixer tap, integral eye level double oven, induction hob with extractor over, space for fridge/freezer, space for slimline dishwasher, radiator.

Playroom/Study 11'10" by 7'10" (3.63 by 2.41)

Laminate flooring, windows to side and rear aspect, door to rear garden, radiator

FIRST FLOOR

Landing

Carpet flooring, doors to;

Master Bedroom 12'2" by 12'0" (3.71 by 3.66)

Exposed floorboards, radiator, double glazed window to front aspect, built in wardrobe

Bedroom Two 12'0" by 11'5" (3.66 by 3.48)

Carpet flooring, double glazed window to rear aspect, radiator, built in wardrobe

Bedroom Three 9'1" by 8'10" (2.78 by 2.70)

Carpet flooring, double glazed window to front aspect, radiator

Family Bathroom

Fully tiled, three piece bathroom suite with bath with shower over, WC, pedestal hand wash basin, obscure window to rear aspect, large storage cupboard, radiator

EXTERIOR

Garden

Patio area leading to garden laid to lawn with established borders, BBQ area to the rear, side access to front

Garage

Integral garage with potential to convert, up and over door to front, power and lighting connected

Driveway

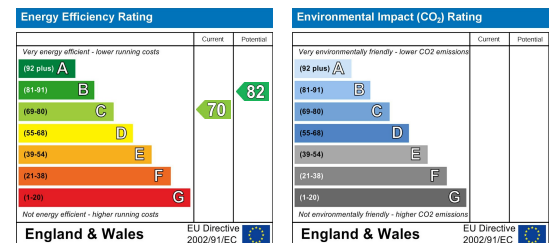
Block paved driveway with parking for at least two vehicles

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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