



18 GRANTHAM AVENUE, BRAINTREE CM77

OFFERS IN EXCESS OF £800,000

4 Bedrooms | 3 Bathrooms | 3 Receptions

**** EXTENDED...FULLY RENOVATED...DREAM HOME **** Nestled within a private cul-de-sac within the heart of this sought after family orientated development, this superbly appointed home offers vast living space for the modern family, presented in SHOW HOME condition throughout with an EXTENDED KITCHEN/FAMILY ROOM. Throughout this home you get a feel for the OUTSTANDING SPECIFICATION on offer, which has been superbly designed by the present vendors. Benefitting from FOUR DOUBLE BEDROOMS, two of which offer re-fitted EN-SUITE shower rooms, VAST FLOWING LIVING ACCOMMODATION, a bright and spacious KITCHEN/FAMILY ROOM with high-end integrated appliances. Furthermore the property comes with a DRESSING ROOM to the Master Bedroom suite, as well as offering a UTILITY ROOM and ground floor CLOAKROOM, with desirable features including a fitted LOG BURNING STOVE within the principal reception room, and under floor heating to the ground floor. Externally the property offers a detached DOUBLE GARAGE, with spacious Driveway Parking available for up to four vehicles, whilst the rear garden is fully landscaped with a west facing rear aspect, and includes a porcelain paved patio area with bespoke OUTDOOR KITCHEN area. Properties of this design and specification are so rarely available and therefore an early internal inspection is highly recommended in order to avoid disappointment.

**** GUIDE PRICE £800,000 - £825,000 ****



GROUND FLOOR

Entrance Hall

Oak flooring, stairs to first floor with under stairs storage, further storage cupboard, doors to:

Study 10'11" x 6'0" (3.35m x 1.83m)

Two double glazed window to front aspect, oak flooring

Living Room 24'3" x 11'7" (7.4 x 3.55)

Oak flooring, 2 x double glazed windows to front aspect, bi-fold doors opening to rear aspect, inset log burning stove, TV point, opening to:

Kitchen/Family Room 21'10" x 18'0" (6.66 x 5.5)

Stunning open plan Kitchen/Family Room with oak flooring, under floor heating, bi-fold doors to rear aspect, Dining Area, bespoke fitted kitchen incorporating a central island with breakfast bar, integrated Siemens "hisense" appliances including Fridge and Freezer, Wine Cooler, double ovens, microwave oven, and coffee machine. Induction hob with intelligent downdraft pop up extraction unit, inset sink with Quooker tap, fitted bistro unit, under counter and plinth lighting, door to:

Utility Room

Side entrance door, wall & base units with spaces for washing machine & Tumble dryer, inset sink.

Cloakroom

WC, corner hand wash basin, radiator, oak flooring.

FIRST FLOOR

Landing

Galleried landing, loft access, airing cupboard, doors to:

Master Bedroom 12'11" x 12'2" (3.96m x 3.71m)

Carpet flooring, two double glazed windows to front, radiator, opening to:

Dressing Room 10'0" x 3'6" (3.05m x 1.09m)

Carpet flooring, double glazed window to rear, fitted wardrobes, door to:

En-Suite

Re-fitted suite with walk in double shower, tiled flooring, WC, hand wash basin, obscure double glazed window to rear. heated towel rail.

Bedroom Two 12'0" x 8'11" (3.66m x 2.74m)

Carpet flooring, radiator, double glazed window to rear, fitted wardrobes, door to:

En-Suite

Walk in double shower, pedestal hand wash basin, WC, heated towel rail, obscure double glazed window to side

Bedroom Three 10'11" x 10'0" (3.35m x 3.05m)

Carpet flooring, two double glazed to front, radiator, fitted wardrobe.

Bedroom Four 10'0" x 8'11" (3.05m x 2.74m)

Carpet flooring, double glazed window to front, radiator, fitted wardrobe.

Family Bathroom

Freestanding roll-top bath, WC, hand wash basin, heated towel rail, shower, obscure double glazed window to rear.

EXTERIOR

Front

Driveway to side with parking for up to four vehicles, leading to double garage. Side access gate leading to rear garden.

Rear Garden

Commencing with a porcelain paved patio area, with garden to lawn with mature borders, covered outdoor kitchen area with velux roof light window. Side access to front, and side entrance to Garage.

Area Map

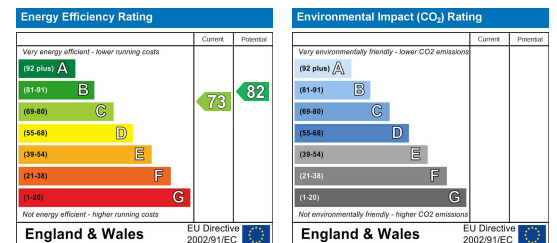


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
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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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