



**96 Kynaston Road**

Panfield Braintree CM7 5BE

**Offers In Excess Of £485,000**  
**Freehold**





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## PORCH

Part glazed entrance door to porch. Further door to hall.

## HALL

Stairs rise to the first floor landing, radiator.

## UTILITY ROOM

9'3" x 8'3" (2.82m x 2.51m)

Comprising stainless steel single drainer sink unit with worktop surfaces and cupboards. Plumbing for automatic washing machine. being a section of the former garage.

## KITCHEN

10'4" x 8'3" (3.15m x 2.51m)

Comprising enamel one and a half bowl single drainer sink unit with mixer tap, sweeping worktop surfaces to both sides. Range of base units incorporating cutlery drawers and matching wall cupboards over, integrated dishwasher. Built in four-ring electric hob, oven and grill under, ceiling down lighting, double glazed window to rear, half glazed door to side.

## LOUNGE DINER

21'6" x 13'10" reducing to 10'9" (6.55m x 4.22m reducing to 3.28m)

Electric fire, radiator, double glazed window to front aspect. Sliding patio doors to conservatory

## CONSERVATORY

15'6" 9'8" (4.72m 2.95m)

Wood laminate flooring, UPVC construction, doors to garden.

## LANDING

Access to the loft space, which we understand is part boarded, insulated, fitted ladder and light. Airing cupboard.

## BEDROOM ONE

11'10" x 10'8" (3.61m x 3.25m)

Double glazed window to front, radiator, cupboard.

## BEDROOM TWO

11'10" x 10'5" (3.61m x 3.18m)

Double glazed window to front, radiator, built in cupboard.

## BEDROOM THREE

11'9" x 7'9" plus recess (3.58m x 2.36m plus recess)

double glazed window to rear aspect, radiator.

## FAMILY BATHROOM

Suite comprising low level WC, fitted corner bath, shower cubicle, wash hand basin, and bidet. Double glazed window to rear, radiator

## OUTSIDE

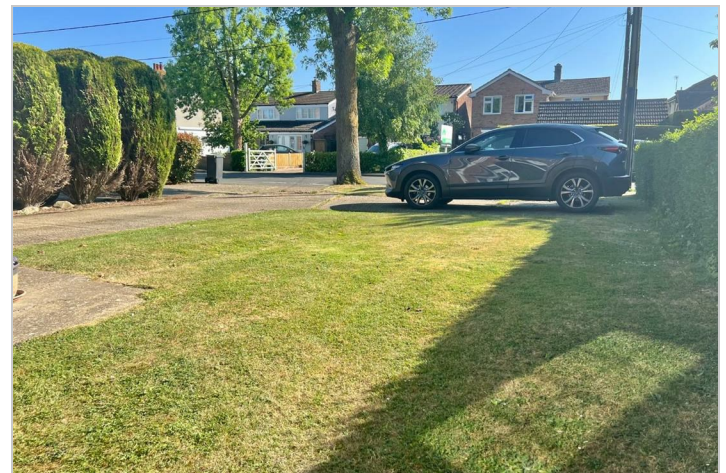
The rear garden extends to approximately 47 feet in depth, mainly laid to lawn. Garden shed. Covered patio terrace occupying the rear boundary. Side access leads to the front, generous parking for three to four vehicles. Up and over door to form a garage, now the front section is a shallow bike store area and remainder is the utility room.

## SERVICES

We understand that mains, electricity, water and gas are connected to the property.

Tel: 01787 479988







Road Map



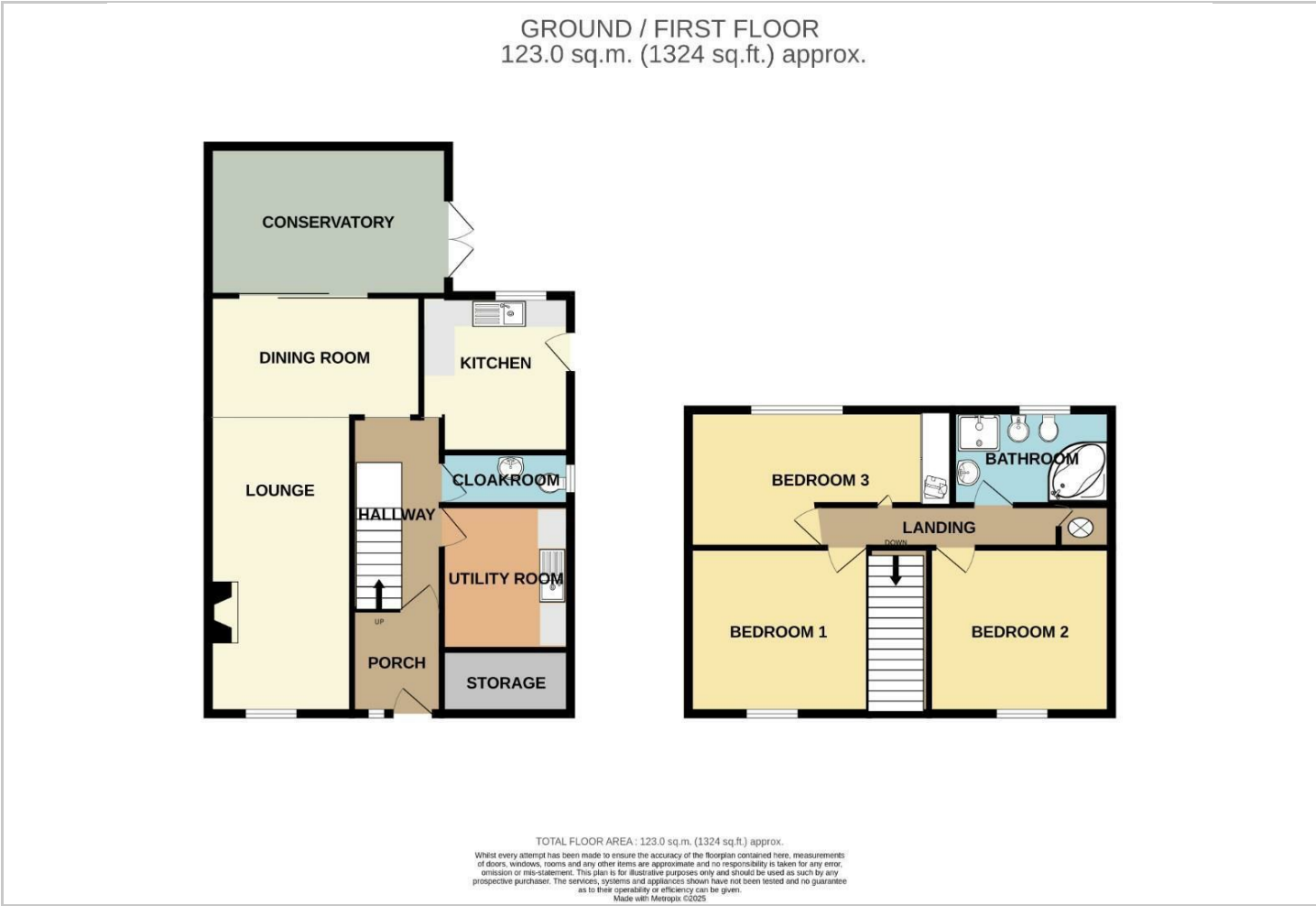
Hybrid Map



Terrain Map



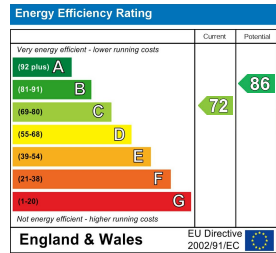
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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