

11 Queens Gardens, Panfield

Guide Price £325,000





11 Queens Gardens Panfield

A spacious semi detached house in quiet village location

ENTRANCE HALL

Stairs rising to first floor landing, Velux window, archway through to storage and utility area where the gas fired boiler is located and door to

working surfaces with inset one and a half bowl stainless steel sink. Large corner pantry cupboard. Gas hob with extractor over and oven under.

FIRST FLOOR LANDING

With access to all bedrooms and cupboard housing hot water cylinder with additional shelving.

WC

Window to front elevation, wc, wash hand basin in vanity unit.

BEDROOM (1) 13'4 x 10'7

Bright double bedroom with large window to the front elevation. Large space for wardrobe.

SITTING/DINING ROOM 23'9 x 10'8

Large window to front elevation and sliding patio doors to the rear.

BEDROOM (2) 12'1 x 8'1

Large window to the rear elevation, large space for wardrobe.

KITCHEN 10'4 x 9'

Window and glazed door to rear elevation. Full range of Shaker style units set under melamine



BEDROOM (3) 10'5 x 6'5

Window to the front elevation, built in shelved storage cupboard.

FAMILY BATHROOM

Window to the rear elevation. White suite comprising bath in tiled surround, wc, wash hand basin in vanity unit. Large walk in shower. Ladder towel radiator.

OUTSIDE

The property is set back from the road with a block paved driveway providing off street parking. To the rear of the property there is a patio with a path winding through the remainder of the garden to the top of the garden where there is a large storage shed. There is an additional shed by the patio which has plumbing and electricity provided and an additional log store to the rear.

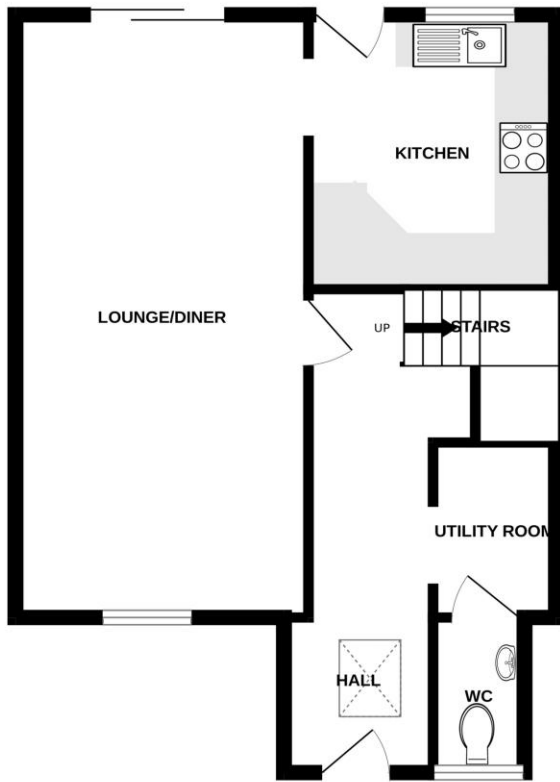
There is also the large village playing field just across the road from this property.

SERVICES

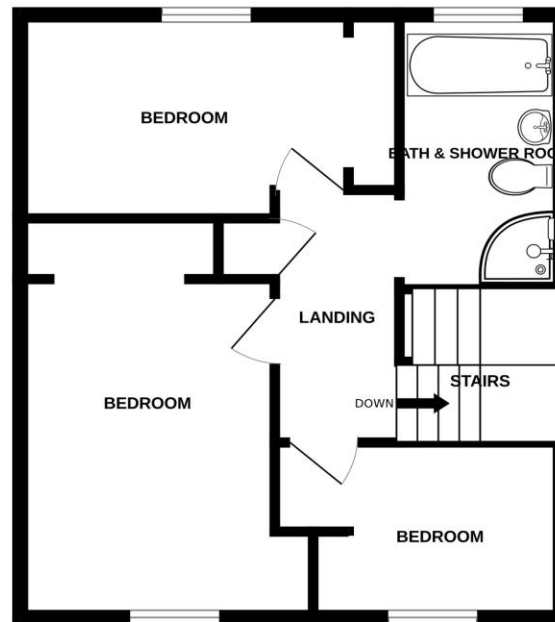
This property is connected to mains water, electricity, gas central heating.



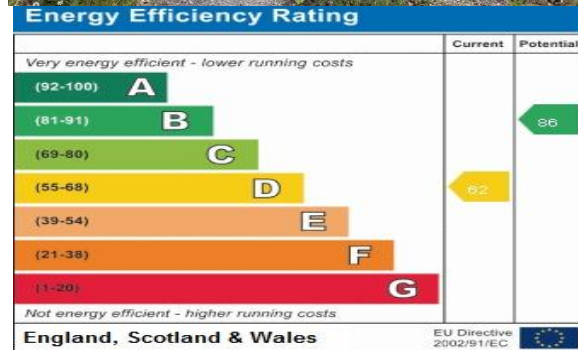
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.