



Vauxhall Drive, Braintree

Guide Price £425,000



- Well presented family home found in popular residential area
- Close to Town Centre and railway station
- Within easy access to local amenities and Rayne Cafe
- Catchment area to St Michael's Primary School
- Modern decor throughout, large lounge with log burner to remain, kitchen and ground floor family shower room
- Ground floor large main bedroom
- 2nd floor is home to bedroom's two and three plus family bathroom
- Established rear garden
- Summerhouse to remain with log burner built by "Cobble Stone"



GUIDE PRICE - £425,000-£450,000

Well presented three bedroom spacious family home found in popular Vauxhall Drive, Braintree, this charming semi-detached Chalet Bungalow is waiting to be discovered. Boasting a warm and welcoming ambiance, this well-presented three-bedroom family home is ideally situated near the Town Centre and railway station, offering convenience at your doorstep.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The ground floor features a convenient shower room, a generously sized main bedroom, lounge complete with a log burner that will remain, and a functional kitchen perfect for culinary creations.

Venturing to the second floor, you will find two additional bedrooms that offer ample space for family members or guests, along with a family three-piece bathroom for added comfort.

One of the highlights of this property is the established rear garden, a tranquil oasis where you can unwind and enjoy the outdoors. Complete with a Summerhouse featuring its own log burner, this space is perfect for entertaining or simply relaxing in the fresh air.

With its proximity to local amenities, St Michaels Primary School, and the town's conveniences, this property offers a lifestyle of ease and comfort. Don't miss the opportunity to make this delightful family home your own and experience the best of Braintree living.

Spacious entrance hall gives access to all rooms. Stairs lead to first floor accommodation.

Ground floor shower room comprises, shower cubicle, wash hand basin and low level WC. Tiling to walls. Obscure double glazed window.

Main bedroom 22'3 x 9'8 > 8'2 double glazed window to rear. Wooden style flooring.

Lounge 14'7 x 13'1 double glazed window to front. Feature fireplace with log burner to remain. Ornate coved ceiling.

Kitchen 22'3 x 10'4 gives access to rear garden via French double glazed doors. External door to side aspect. Range of high gloss base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer with swan neck mixer tap.

Electric hob, oven and feature extractor hood to remain. Large sliding door storage area allows space for other appliances. Wooden style flooring. Smooth ceiling with ample spot lighting.

First floor landing is home to further two bedrooms and family three piece bathroom.

Bedroom two 11'8 x 8'5 double glazed window to rear.

Bedroom three 12'1 x 4'2 double glazed window to rear.

Family bathroom comprises white panel bath, vanity wash hand basin and low level WC. Obscure double glazed window.

Externally the property has a lovely size established rear garden. Commencing with large patio seating area. The remaining garden has a well maintained manicure lawn, lined with shaped flower bed bordering. Summerhouse has a personal log burner to remain.

Council Tax Band: B

Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.



