

for sale

offers in excess of **£275,000**



## Parmenter Grange High Garrett Braintree CM7 5NQ

**\*\*LAST 1 REMAINING\*\* \*\*PART EXCHANGE AVAILABLE\*\***

The gated entrance of this converted Victorian manor immediately sets the tone for the luxurious and exclusive living experience that awaits inside.





# Parmenter Grange High Garrett Braintree CM7 5NQ

## Entrance Hall

Built in storage cupboard.

## Utility Cupboard

Housing a Samsung washing machine with additional storage space

## Study

8' 8" x 7' 2" ( 2.64m x 2.18m )

Window to the side aspect, radiator, wool twist carpet throughout.

## Open Plan Kitchen/ Living Area

21' 6" maximum measurement x 17' 3" ( 6.55m maximum measurement x 5.26m )

Commences with a inset sink unit one and a half bowl with right hand drainer with Fenix splash backs with cupboards under, working surfaces to the side with a matching range of elegant shaker range cabinetry with further drawers and cupboards under, integrated Zanussi electric oven, Zanussi touch control hob and extractor, integrated fridge-freezer, built in dishwasher, central island. Patio doors leading to the private courtyard garden, three windows to the front aspect, further patio doors to the front of the property, luxury laminate flooring throughout.

## Bedroom

17' x 10' 8" ( 5.18m x 3.25m )

Window to the front aspect, radiator, wool twist carpet throughout.

## Bathroom

Dual flush WC, Duravit basin with mixer tap, panelled bath with





shower unit above finished with gold faucets, heated towel rail, ceramic tiles to wet areas, fitted mirror, shaver point.

## Outside

Private courtyard style garden area.

## Security

Electric automatic gates to both entrances. Mains operated smoke alarm. Bicycle store.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
BRAINTREE CM7 1TX

Property Ref: BRT307831 - 0009

**Tenure:** Leasehold

**EPC Rating:** Exempt

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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