



London Road

Braintree, CM7 2LF

Guide Price £500,000

Freehold
Tax Band: E



Boasting a substantial 120' REAR GARDEN, an impressive 17' kitchen/diner with VAULTED CEILING & utility room plus spacious BAY-FRONTED lounge & sitting/family room is this EXTENDED four/five bedroom SEMI-DETACHED property. Benefiting from a RECENTLY REFITTED en-suite, d/stairs cloakroom, driveway parking for 3-4 vehicles and an OFFICE/BEDROOM FIVE (converted garage). Ideally located within a short walk to Braintree Town Centre & Station, shops/amenities & popular schools. Easy access to A120/M11 & Chelmsford. Contact Hamilton Piers, Great Notley's local property experts, to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring.

CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, vinyl flooring and smooth ceiling with sunken spotlights.

LOUNGE:

13'66 x 12'04 (3.96m x 3.76m)

Double glazed bay window to front aspect, central gas fireplace, radiator, exposed original wooden flooring and smooth ceiling.

SITTING / FAMILY ROOM:

12'10 x 10'88 (3.91m x 3.05m)

Central ornamental fireplace, radiator, laminate flooring and smooth coved ceiling. Opening to kitchen/diner.

KITCHEN / DINER:

17'28 x 11'76 (5.18m x 3.35m)

Double glazed window and two Velux windows to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, integrated dishwasher, laminate flooring and smooth vaulted ceiling. French doors onto rear garden.

UTILITY ROOM:

Matching base and wall units, space for fridge/freezer, washing machine and tumble dryer, built-in cupboard (housing boiler), extractor fan, laminate flooring and smooth ceiling. Door to rear lobby area.

REAR LOBBY:

Laminate flooring, smooth ceiling with sunken spotlights. Door onto rear garden and access door into study/bedroom five.

STUDY / BEDROOM FIVE:

12'87 x 6'76 (3.66m x 1.83m)

Double glazed window to front aspect, radiator, laminate flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

12'12 x 11'31 plus recess (3.66m x 3.35m plus recess)

Double glazed bay window to front aspect, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to front aspect, fully tiled and enclosed corner shower unit, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, laminate flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

15'68 x 11'36 (4.57m x 3.35m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:

12'06 x 6'74 (3.81m x 1.83m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:

9'14 x 6'48 (2.74m x 1.83m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BATHROOM:

Opaque double glazed window to rear aspect, large panelled corner bath, low level WC, pedestal wash hand basin with mosaic tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Substantial 120ft rear garden comprising large decking area across property rear, remainder mainly laid to lawn with mature shrub borders.

DRIVEWAY & PARKING:

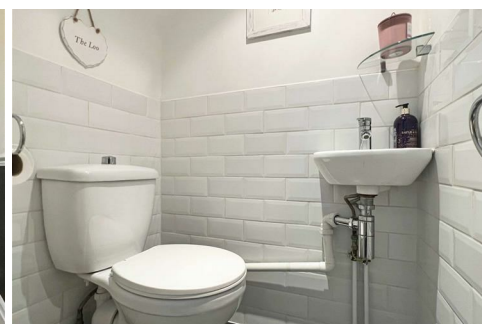
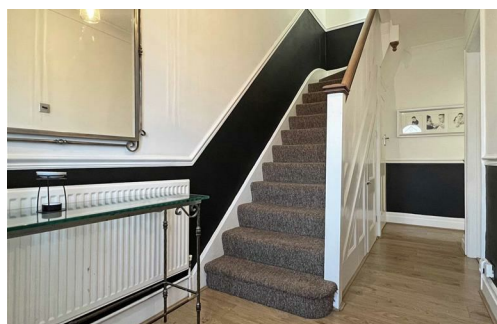
Shingle driveway with parking for up to four vehicles.

AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please call Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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