



## Kent Gardens

Braintree, CM7 9NE

Freehold  
Tax Band: D

**Offers In Excess Of £385,000**



Boasting a 95' UNOVERTLOOKED rear garden, DOUBLE LENGTH GARAGE with driveway for 3-4 vehicles and impressively sized accommodation inc. 16' kitchen/breakfast room, CONSERVATORY, lounge and separate dining room is this 3/4 DOUBLE bedroom DETACHED property. Benefiting from a FOURTH BEDROOM/STUDY/PLAYROOM, ground floor shower room and a generous plot with POTENTIAL FOR REDEVELOPMENT. Ideally located with easy access to local shops/amenities, popular schools and Braintree Town Centre/Station. Viewings highly advised - Call Hamilton Piers to view!



# Kent Gardens, Braintree, CM7 9NE

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE LOBBY:

Part-glazed main entry door, double glazed window to side aspect, vinyl flooring and smooth ceiling. Door to inner hall.

### INNER HALL:

Stairs to first floor, under stairs storage cupboards, radiator, carpeted flooring and smooth coved ceiling.

### LOUNGE:

12'07 x 12'05 (3.84m x 3.78m)

Double glazed window to front aspect, central fireplace, radiator, carpeted flooring. Sliding double doors into dining room.

### DINING ROOM:

12'05 x 9'03 (3.78m x 2.82m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### KITCHEN / BREAKFAST ROOM:

16'08 x 9'01 (5.08m x 2.77m)

Double glazed windows to rear and side aspects, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for cooker and fridge/freezer, floor-mounted boiler, laminate flooring. Door to conservatory.

### CONSERVATORY / UTILITY ROOM:

13'02 x 5'08 (4.01m x 1.73m)

Part brick and UPVC construction with polycarbonate roof, space for washing machine, tumble dryer, vinyl flooring. Doors to each side onto rear garden.

### BEDROOM FOUR / STUDY / PLAY ROOM:

12'00 x 10'01 (3.66m x 3.07m)

Double glazed window to front aspect, radiator, carpeted flooring.

### MAIN SHOWER ROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, low level WC, vanity wash hand basin with tiled splash backs, storage cupboard, radiator, vinyl flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

### MASTER BEDROOM:

17'03 reducing to 12'11 x 13'06 (5.26m reducing to 3.94m x 4.11m)

Double glazed bay window to front aspect, built-in wardrobes, two further built-in storage cupboards, radiator, carpeted flooring.

### WC:

Opaque double glazed window to rear aspect, low level WC, vanity wash hand basin with tiled splash backs, radiator, vinyl flooring.

### BEDROOM TWO:

12'06 x 9'05 (3.81m x 2.87m)

Double glazed window to side aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

9'05 x 9'04 (2.87m x 2.84m)

Double glazed window to side aspect, built-in wardrobes, radiator, carpeted flooring.

## EXTERIOR:

### REAR GARDEN:

95' unoverlooked rear garden comprising paved area extending across property rear and sides, remainder mainly laid to lawn with mature tree and shrub borders, greenhouse, shed, access to garage and driveway.

### GARAGE, DRIVEWAY & PARKING:

Tandem length garage plus driveway for 3-4 vehicles. Front garden enclosed and comprising lawned area with shrub borders and pathway to main entrance door.

## AGENTS NOTES:

Council Tax Band: D

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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