



## Farthing Close

Braintree, CM7 9DN

**Guide Price £335,000**

Freehold  
Tax Band: D



Boasting NO ONWARD CHAIN and offering a sizeable UNOVERLOOKED rear garden with plenty of POTENTIAL TO EXTEND (STPP) plus driveway parking for 1-2 vehicles is this three bedroom SEMI-DETACHED property. Benefiting from a spacious lounge & separate dining room plus d/stairs cloakroom and ideally located within a CUL-DE-SAC position on the sought after Kings Park development - Easy access to local shops/amenities, popular schools and Braintree Town Centre & Station. Ideal for first time buyers!!



# Farthing Close, Braintree, CM7 9DN

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, double glazed window to side aspect, stairs to first floor, radiator, laminate flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring.

### LOUNGE:

13'7 x 12'2 (4.14m x 3.71m)

Double glazed window to front aspect, central fireplace, radiator, laminate flooring. Opening to dining room.

### DINING ROOM:

10'11 x 7'8 (3.33m x 2.34m)

Radiator, laminate flooring. Patio door onto rear garden.

### KITCHEN:

10'10 x 7'8 (3.30m x 2.34m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, cooker, space for fridge/freezer, washing machine and dishwasher, under stairs storage cupboard, wall-mounted boiler (in cupboard), radiator, laminate flooring. Part glazed door to side aspect,

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

13'7 x 8'9 (4.14m x 2.67m)

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

### BEDROOM TWO:

10'11 max x 8'9 (3.33m max x 2.67m)

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

### BEDROOM THREE:

9'7 max x 7'3 (2.92m max x 2.21m)

Double glazed window to front aspect, built-in large storage cupboard/wardrobe, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring.

### EXTERIOR:

#### REAR GARDEN:

Fenced, unoverlooked rear garden comprising a large patio area accessible from both the kitchen and dining room, raised lawn area with mature trees, shrubs and flowers to borders, shed, gated side access to driveway.

#### DRIVEWAY & PARKING:

Driveway providing off-street parking for at least one car. Further parking is available along Farthing Close as the roads are unrestricted.

#### 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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