



## Mill Lane

Freehold  
Tax Band: E

Cressing, Braintree, CM77 8HN

**Guide Price £675,000**



Boasting a 1/2 ACRE PLOT with \*\*\*TWO SELF-CONTAINED ANNEXES\*\*\* is this impressively & deceptively sized 3/4 bedroom detached CHALET BUNGALOW, for sale with no onward chain. Benefiting from a recent COMPLETE REFURBISHMENT, a secure GATED DRIVEWAY with parking for multiple vehicles, bespoke kitchen and open plan dual aspect family/dining room, loft space/games room and extensive landscaped SOUTH FACING rear garden. Offering a detached workshop, IMMACULATELY PRESENTED throughout and ideally located just a 5 min walk to Cressing Station (with links to London Liverpool Street) and with easy access to Braintree/Witham, A120/M11 & Chelmsford.



# Mill Lane, Cressing, Braintree, CM77 8HN

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed composite main entry door, stairs to first floor, radiator, Amtico flooring.

### SITTING ROOM / BEDROOM FOUR:

13'10 x 13'9 (4.22m x 4.19m)

Double glazed windows to front and side aspects (fitted with wooden shutters), central feature fireplace, radiator, Amtico flooring.

### KITCHEN:

14'1 x 13'9 (4.29m x 4.19m)

Double glazed window to side aspect (fitted with wooden shutters), a series of newly fitted matching base and wall units, edged work surfaces in Granite incorporating ceramic sink with central mixer tap and drainer, built-in double oven, induction hob with extractor hood over, space for American fridge/freezer, washing machine and dishwasher, built-in storage/larder cupboard, breakfast bar, Amtico flooring. Opening to family/dining room.

### FAMILY & DINING ROOM:

16'8 x 16'2 (5.08m x 4.93m)

Double glazed window to side aspect (fitted with wooden shutters), log burner with exposed brick feature surround and hearth, radiator, Amtico flooring. Bi-folding doors across rear aspect opening onto rear garden.

### CLOAKROOM:

Double glazed window to side aspect, low level WC, vanity wash hand basin, fully tiled, heated towel rail, tiled flooring.

### UTILITY AREA:

Space for washing machine and tumble dryer, tiled flooring and side access door.

### BEDROOM TWO:

13'1 x 9'9 (3.99m x 2.97m)

Double glazed window to front aspect, a series of bespoke fitted wardrobes, radiator, Amtico flooring.

### BEDROOM THREE:

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to rear aspect (fitted with wooden shutters), a series of bespoke fitted wardrobes, radiator, Amtico flooring.

### FAMILY BATHROOM:

Panelled P-shaped bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, heated towel rail, extractor fan, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Velux window to rear aspect, eaves storage cupboard, carpeted flooring.

### MASTER BEDROOM:

22'1 x 9'2 (6.73m x 2.79m)

Velux window to rear aspect, eaves storage cupboards, radiator, carpeted flooring.

### SHOWER ROOM:

Enclosed single shower unit, low level WC, fully tiled, heated towel rail, extractor fan, tiled flooring.

## EXTERIOR:

### SELF-CONTAINED ANNEX:

OPEN PLAN LIVING AREA: 16'3 x 11'7

Double glazed windows to front and rear aspects, kitchen comprising matching base and wall units, one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer. Opening to living area with wall-mounted electric fire, radiator, tiled flooring. Patio door opening onto balcony and raised decking area.

BEDROOM ONE: 11'6 x 7'1

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

BEDROOM TWO / DRESSING ROOM: 8'6 x 4'6

Double glazed window to rear aspect, fitted wardrobes, radiator, wooden flooring.

### SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed single shower unit, low level WC, pedestal wash hand basin, radiator, extractor fan.

### WORKSHOP:

Recently re-cladded sizeable workshop fitted with power and lighting.

### ANNEX / OFFICE / GYM:

Detached recently re-cladded building which is currently under complete renovation - It has been converted into what will be a fully self contained annex comprising main reception room and living area, separate kitchen and shower room. This is currently unfinished so the buyer has the potential benefit of choosing the finished design prior to an exchange of contracts.

### REAR GARDEN:

Extensive rear gardens with a total plot size measuring approx 1/2 an acre and comprising large patio area to property rear and sides, remainder mainly laid to lawn and enclosed with a series of outbuildings, double gates to property side giving vehicular access to the rear gardens.

### DRIVEWAY & PARKING:

Secure intercom gated entry to property frontage with further double gates giving vehicular access to property rear. Driveway parking for multiple vehicles.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact 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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