



## Kynaston Road

Panfield, Braintree, CM7 5AA

**Asking Price £700,000**

Freehold  
Tax Band: E



Boasting a 115' UNOVERLOOKED rear garden, three DOUBLE bedrooms and VERSATILE living space inc. 25' DUAL ASPECT lounge, modern 19' kitchen/diner & CONSERVATORY is this IMMACULATELY PRESENTED and previously EXTENDED detached chalet bungalow. Benefiting from POTENTIAL TO REDEVELOP\*, a set-back position with ample driveway parking and a generous, adaptable plot - Situated in a tranquil village location with access to local amenities and within nearby proximity to Braintree Town Centre & Station plus A120/M11. Viewings highly advised!





# Kynaston Road, Panfield, Braintree, CM7 5AA

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Opaque part-glazed main entrance door with opaque double glazed windows to each side, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

### LOUNGE:

25'1 x 13'1 (7.65m x 3.99m)

Double glazed window to front aspect, two radiators, carpeted flooring and smooth coved ceiling. French doors into conservatory.

### CONSERVATORY:

13'1 x 10'1 (3.99m x 3.07m)

Part brick and part UPVC construction with double glazed windows to side and rear aspects, vaulted polycarbonate roof, radiator and carpeted flooring. French doors onto rear garden.

### KITCHEN / DINER:

19'9 x 15'1 (6.02m x 4.60m)

Double glazed windows to rear and side aspects, a series of matching base and wall units, edged work surfaces, central floating island with ceramic sink with central mixer tap and drainer, built-in oven and microwave oven, gas hob with extractor hood over, integrated dishwasher, space for American fridge/freezer and washing machine, two radiators, Kardean flooring and sooth coved ceiling with sunken spotlights. Part-glazed door to side aspect (access to rear garden).

### BEDROOM THREE / STUDY:

13'1 x 10'9 (3.99m x 3.28m)

Double glazed window to front and side aspects, a series of fitted wardrobes & storage units/drawers, radiator, carpeted flooring.

### SHOWER ROOM:

Opaque double glazed window to rear aspect, fully tiled, large enclosed double shower unit with dual shower, inset WC, inset wash hand basin, built-in storage units, extractor fan, heated towel rail, smooth coved ceiling.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Carpeted flooring and doors to bedrooms one, two and shower room;

### MASTER BEDROOM:

17'4 x 14'1 (5.28m x 4.29m)

Double glazed window to rear aspect, built-in wardrobes and fitted storage drawers/units, radiator, carpeted flooring and smooth part-vaulted ceiling.

### BEDROOM TWO:

12'3 x 8'7 (3.73m x 2.62m)

Double glazed window to rear aspect, built-in wardrobes and eaves storage cupboards, large built-in storage cupboard (housing wall-mounted Worcester boiler fitted in 2019), radiator, carpeted flooring and smooth ceiling.

### SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled corner shower unit, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, fitted storage cupboards, smooth ceiling.

### EXTERIOR:

### REAR GARDEN:

Approx 115' depth unoverlooked rear garden, enclosed by fencing and comprising patio area across property rear and sides with pathway to Summer House, remainder mainly laid to lawn with areas of decorative stone and mature shrub borders, large timber built shed/workshop on brick base, additional storage shed, gated side access.

### (CONVERTED) GARAGE, DRIVEWAY & PARKING:

20'4 x 7'1 (6.20m x 2.16m)

### AGENTS NOTES:

Council Tax Band: E

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



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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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