



Peter Taylor Avenue

Braintree, CM7 5GD

Freehold
Tax Band: E

Guide Price £375,000



Boasting an impressive 27' OPEN PLAN living space, TWO EN-SUITES plus family bathroom & d/stairs cloakroom and set in a tucked away CUL-DE-SAC location with FIELD VIEWS to rear aspect is this sizeable FOUR DOUBLE bedroom town house. Benefiting from VERSATILE space throughout, set over three floors and also offering a well-proportioned rear garden and GARAGE with parking for 2-3 vehicles. Conveniently located near local amenities, schools, Braintree Town Centre/Station and A120/M11. Internal viewings highly recommended!



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

GROUND FLOOR ACCOMMODATION:

ENTRY:

Secure main entry door opening into;

OPEN PLAN LIVING AREA:

27'7 x 11'9 (8.41m x 3.58m)

CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, radiator, wooden flooring and smooth ceiling.

KITCHEN:

Double glazed Sash window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single ceramic sink with central mixer tap, built-in oven, gas hob with extractor hood over, integrated fridge, freezer and dishwasher, space for washing machine, breakfast bar, wall-mounted boiler (in cupboard), wooden flooring and smooth ceiling with sunken spotlights.

LOUNGE / DINER:

Double glazed Sash window to side aspect and double glazed windows to rear aspect, stairs to first floor, under stairs storage cupboard, central log burning stove, wooden flooring and smooth ceiling. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, stairs to second floor, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:

15'2 x 10'5 (4.62m x 3.18m)

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

BEDROOM FOUR:

15'2 x 10'5 (4.62m x 3.18m)

Two double glazed Sash windows to front aspect, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:

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

SECOND FLOOR ACCOMMODATION:

LANDING:

Loft access, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

15'9 x 10'5 (4.80m x 3.18m)

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

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling.

BEDROOM TWO:

15'1 x 7'8 (4.60m x 2.34m)

Double glazed Sash window to front aspect, built-in cupboard/wardrobe, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:

Private rear garden, enclosed by fencing and comprising block paved patio area with remainder mainly laid to lawn, decorative shingle area to rear with access to garage and gated rear access.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Parking for one vehicle to property rear and additional parking to property frontage.

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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