



Mill Hill

Braintree, CM7 3QR

Freehold
Tax Band: B

Guide Price £325,000



Boasting THREE DOUBLE bedrooms, spacious living space inc. 14' lounge, separate 14' dining room & separate kitchen plus a well-proportioned sunny rear garden is this modern SEMI-DETACHED property. Benefiting from a driveway for up to four vehicles, VERY WELL-PRESENTED throughout and ideally located within walking distance of Braintree Town Centre & Station - Ideal for first time buyers!!



Mill Hill, Braintree, CM7 3QR

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Part-glazed secure main entry door and double glazed window to front aspect, radiator, coir mat flooring and door into lounge.

LOUNGE:

14'00 x 11'00 (4.27m x 3.35m)

Double glazed window to front aspect, central cast iron fireplace, radiator, laminate flooring.

DINING ROOM:

14'00 x 11'00 (4.27m x 3.35m)

Double glazed window to side aspect, stairs to first floor, built-in storage cupboard, radiator, laminate flooring.

KITCHEN:

9'11 x 8'05 (3.02m x 2.57m)

Double glazed windows to rear and side aspects, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, cooker with induction hob and extractor over, space for fridge/freezer, dishwasher, washing machine and tumble dryer, wall-mounted boiler (in cupboard), tiled flooring. Door to side aspect.

GROUND FLOOR BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin, extractor fan, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Carpeted flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM:

14'00 x 10'11 (4.27m x 3.33m)

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

BEDROOM TWO:

11'00 x 10'11 (3.35m x 3.33m)

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

BEDROOM THREE:

10'04 x 7'05 (3.15m x 2.26m)

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

EXTERIOR:

REAR GARDEN:

Well-proportioned rear garden, enclosed by fencing and comprising a patio area to immediate rear with steps leading to raised lawn, storage shed, space to property side with gated access.

DRIVEWAY & PARKING:

Large driveway with parking for four vehicles.

AGENTS NOTES:

Council Tax Band: B

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



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

