



Homefield Drive, Braintree , Essex CM7 2DF
£680,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

THE ULTIMATE IN MODERN EXECUTIVE FAMILY LIVING. Presented to a very high order is this most attractive residence of just under 2000 square feet located within the favoured Rayne Gardens development. The property affords a wonderful landscaped rear garden which backs directly onto open farmland. This five bedroom home , with three floors ensures that each member of the family has the space they need. Yet the importance of spending time together hasn't been ignored; open plan living and dining areas are an ideal social hub of the home. Energy rating B



Braintree Village shopping centre is only a 10-minute drive away, featuring designer shops, delightful eateries, and entertainment options including a cinema and bowling alley.

Enjoying a great location within one of the most sought after developments in the local area, the property offers easy access to both Chelmsford (15 mins) and the A120 to London Stansted (20mins) and the M11 corridor, whilst benefitting from a host of village amenities including the 100 acre DISCOVERY CENTRE , country park as well as nearby village supermarket, Doctors Surgery, Eateries, Cafe, and pub/restaurant. Private schools can be found nearby at both Felsted (10 mins) and New Hall (15 mins), as well as both Chelmsford boys & girls grammar schools.

SECOND FLOOR

Bedroom 4/Media Room 14'6 x 12'2 (4.42m x 3.71m)

Bedroom Five 13'9 x 9'7 (4.19m x 2.92m)

Shower Room

FIRST FLOOR

Master Bedroom 13'4 x 12'2 (4.06m x 3.71m)

En-Suite Shower Room

Dressing Room 12'2 x 7'8 (3.71m x 2.34m)

Bedroom Two 11'11 x 10'2 (3.63m x 3.10m)

Bedroom Three 11'2 x 10'2 (3.40m x 3.10m)

Family Bathroom

GROUND FLOOR

Reception Hall

Lounge 16'6 x 12' (5.03m x 3.66m)

Open Plan Kitchen Dining & Family Room

Kitchen area: 12'8 x 10'4

Family & Dining: 21'11 x 10'10

Utility Room 7'2 x 6'8 (2.18m x 2.03m)

Cloakroom

EXTERIOR

Front garden, driveway leading to:

Garage

Rear Garden

Backing onto open farmland. a lovely landscaped garden featuring a superb patio

Agents Note

We have been advised by our vendor client that there is an Estate Charge presently for £320 per annum for upkeep of the Estate communal areas.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.









