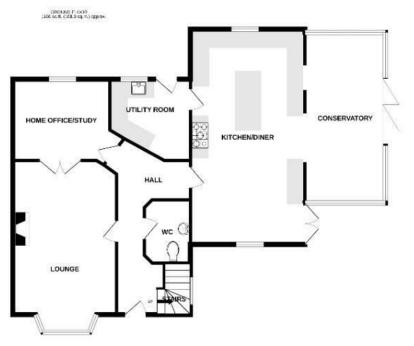
#### 157 FLOOR 754 sq.ft. (70.0 sq.m.) aporox.









TOTAL FLOOR AREA: 2307 sq.ft. (214.3 sq.m.) approx.

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#### **Daniel Brewer**

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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CHURCH END, SHALFORD, BRAINTREE £650,000



## CHURCH END SHALFORD BRAINTREE

\*\*\* NO ONWARD CHAIN\*\*\* Daniel Brewer are pleased to market this substantial four bedroom semi-detached family home located in a desirable positions overlooking farmland and boasting a double garage with office/potential annex above. In brief the accommodation on the ground floor comprises:- entrance hall, living room, dining room, kitchen/diner, utility room, conservatory and a cloakroom. Over the top two floor there are four bedrooms, en-suite facilities to bedroom one, family bathroom and a shower room. Externally there is a wrap around garden, large driveway, double garage with office/potential annex above.

































- \*\*\* NO ONWARD CHAIN\*\*\*
- Desirable Location Backing Onto Farmland
- Kitchen/Dining Room
- Two Reception Rooms & Conservatory
- Utility Room & Cloakroom
- En-Suite Facilities, Family Bathroom & Shower Room
- Driveway Parking For Multiple Vehicles
- Double Garage With Office/Potential Annex Above
- Secluded Rear Garden
- Potential To Extend 'STP'

#### **Entrance Hall**

20'1" x 8'2" (6.131 x 2.502)

Entered via front door, window to side aspect, stairs to first Windows to multiple aspects, Bifold doors to side aspect floor landing, doors leading to:-

#### **Living Room**

12'5" x 20'2" (3.809 x 6.172)

Bay window to front aspect, double doors leading to dining wash hand basin, low level W.C. room.

#### **Dining Room**

9'5" x 11'6" (2.871 x 3.509)

Window to rear aspect.

#### **Kitchen/Dining Room**

25'10" x 12'10" (7.893 x 3.912)

Window to front aspect, window to side aspect, French Opaque window to side aspect, free standing bath, wash to conservatory, door leading to utility room.

#### **Utility Room**

9'2" x 10'4" (2.814 x 3.168)

Window to rear aspect, fully glazed door to rear leading to Window to front aspect, door leading to:rear garden.

#### Conservatory

20'6" x 9'9" (6.253 x 2.986)

leading to rear garden.

#### Cloakroom

3'11" x 7'1" (1.199 x 2.183)

#### **First Floor Landing**

11'9" x 12'9" (3.598 x 3.888)

Door to storage cupboard, door to airing cupboard, stairs rising to second floor landing, doors leading to:-

#### **Family Bathroom**

10'5" x 9'2" (3.181 x 2.816)

doors to side aspect leading to rear garden, opening leading hand basin with pedestal, low level W.C, fully tiled shower cubicle with glass enclosure.

#### **Bedroom Two**

12'4" x 11'2" (3.770 x 3.406)





#### **En-Suite**

6'1" x 6'9" (1.872 x 2.075)

enclosure, low level W.C, wash hand basin with pedestal.

#### **Bedroom Three**

9'11" x 11'2" (3.040 x 3.405)

Window to rear aspect.

#### **Bedroom Four**

18'1" x 8'4" (5.530 x 2.549)

Window to rear aspect.

#### **Second Floor Landing**

9'1" x 8'8" (2.781 x 2.646)

Velux to side aspect, door to storage cupboard, doors leading to:-

#### **Bedroom One**

14'9" x 13'7" (4.520 x 4.152)

Window to rear aspect.

### **Shower Room**

8'1" x 13'6" (2.478 x 4.140)

Opaque window to front aspect, wet room, fully tiled, low level W.C, wash hand basin.

#### Rear Garden

The garden wraps around the side and rear of the property Opaque to front aspect, tiled shower cubicle with glass and is mainly lawn with two patios area perfect for entertaining. There is a variety of mature shrub borders.

#### **Driveway Parking**

The driveway is suitable for multiple vehicles and wraps around the garden leading to the double garage and annex.

#### **Double Garage**

With two up and over doors, power and lighting

#### Annex/Office

20'7" x 13'1" (6.280 x 4.009)

Room above the garage, window to side aspect, two Velux windows to front aspect, door to:-

#### **Wet Room**

7'1" x 3'2" (2.176 x 0.985)

Velux window, wash hand basin with vanity unit, low level W.C, wall mounted shower, fully tiled.



