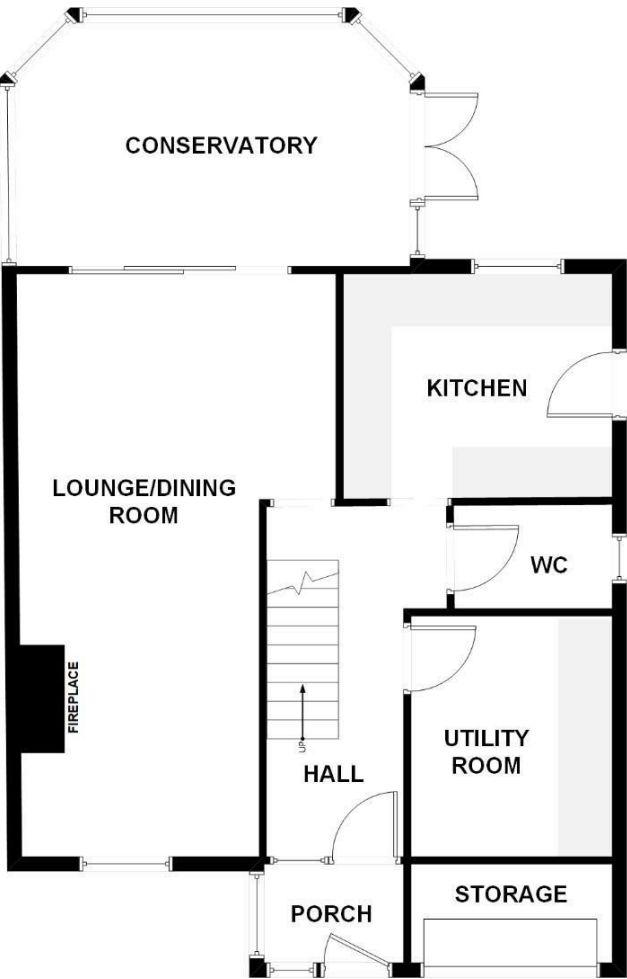


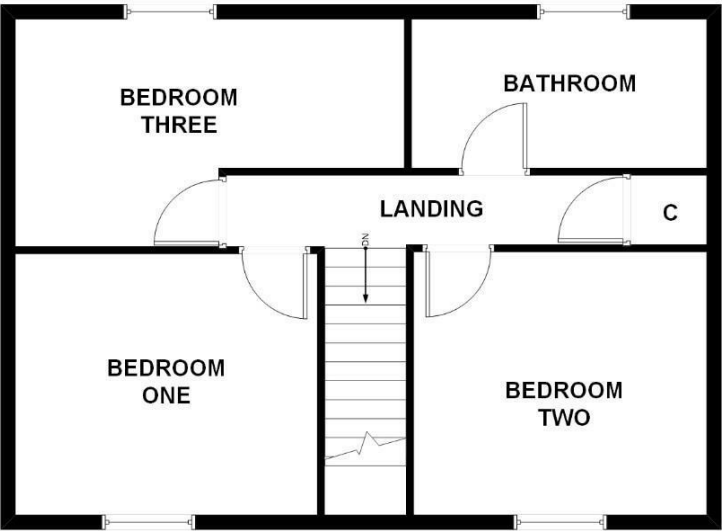


Total Approx. Floor Area:
1320 Sq. Ft.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, wells and stairs are approximate only - no guarantee is made on either their precision or accuracy.



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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KYNASTON ROAD, PANFIELD, BRAINTREE

OFFERS OVER £450,000



KYNASTON ROAD
PANFIELD
BRAINTREE

Daniel Brewer are pleased to market this spacious detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. A useful porch breaks the space between the outdoors and hallway, great for family with young children or pets. The inviting lounge/dining room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. Doors from this reception room lead into a conservatory offering additional living accommodation.

The house features a well-appointed bathroom and a cloakroom ensuring that all your daily needs are met with ease. One of the standout features of this property is the generous driveway, accommodating multiple vehicles making it convenient for families or visitors. The single garage has been partially converted into a utility room with a proportion still left for useful storage space.

Step outside to discover a secluded rear garden, a tranquil oasis where you can unwind and enjoy the outdoors in privacy. This outdoor space is perfect for gardening enthusiasts or for hosting summer barbecues with friends and family.

Located in a peaceful neighbourhood, this property offers a wonderful opportunity to enjoy suburban living while still being within easy reach of local amenities and transport links. Whether you are looking to make this your family home or a serene retreat, this house on Kynaston Road is a must-see.

Porch
Entered via front door, window to side aspect, glazed door leading to:-





- **Three Bedroom Detached Family Home**
- **Lounge/Dining Room**
- **Kitchen & Utility Room**
- **Conservatory**
- **Family Bathroom & Cloakroom**
- **Fully Secluded Rear Garden**
- **Ample Driveway Parking**
- **Partially Converted Garage**
- **Desirable Location**
- **Easy Access Braintree Town Centre & Transport Links**

Entrance Hall

Stairs rising to first floor landing, doors leading to:-

Kitchen

10'4" x 8'2" (3.15 x 2.51)

Window to rear aspect, partly glazed door to side aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink and drainer unit with mixer tap over, integrated oven, inset four ring hob with extractor fan over, integrated dishwasher, space for fridge/freezer.

Utility Room

9'3" x 8'2" (2.82 x 2.51)

Fitted with a range of eye and base level units with working surface over, inset sink and drainer unit, space for washing machine, space for tumble dryer, space for fridge/freezer.

Lounge/Dining Room

21'5" x 13'10" (6.55 x 4.22)

Window to front aspect, patio sliding doors leading to conservatory.

Conservatory

15'5" x 9'8" (4.72 x 2.95)

Windows to multiple aspects, French Doors to side aspect leading to rear garden.

Cloakroom

Opaque window to side aspect, low level W.C, wall mounted wash hand basin.

First Floor Landing

Doors leading to:-

Bedroom One

11'10" x 10'7" (3.61 x 3.25)

Window to front aspect.

Bedroom Two

11'10" x 10'5" (3.61 x 3.18)

Window to front aspect.

Bedroom Three

11'8" x 7'8" (3.58 x 2.36)

Window to rear aspect, fitted wardrobes.

Family Bathroom

Opaque window to rear aspect, fitted with a glass enclosed shower cubicle, panel enclosed corner bath, low level W.C, wash hand basin with pedestal, bidet.

Secluded Rear Garden

The rear garden is mainly lawn with a variety of mature shrub borders with a seating area at the foot of the garden. A timber shed is great for storage with a gate granting access to the front.

Driveway Parking

Suitable for multiple vehicles with extra space laid to lawn.

Garage

The garage has been converted into the utility room, with some space left for storage, for anyone who needs a garage this could easily be converted back.



