



## Cressing Road

Braintree, CM7 3PE

**£375,000**

Freehold  
Tax Band: C



Boasting a 100' UNOVERLOOKED REAR GARDEN with excellent scope to extend (stpp) and a LARGE DRIVEWAY is this BAY-FRONTED semi detached home, offered for sale via Hamilton Piers with NO ONWARD CHAIN! With entrance hall & cloakroom, spacious lounge, BAY-FRONTED DINING / PLAY ROOM, spacious 17'11" fitted kitchen, THREE GOOD-SIZED BEDROOMS, driveway parking for 5+ CARS and a DETACHED GARAGE with vehicular access to garden! Ideally located close to Braintree Town Centre & Station with easy access to local schools/amenities & A120/M11. Contact Hamilton Piers to view!



# Cressing Road, Braintree, CM7 3PE

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, doors leading to Lounge, Dining Room, Kitchen, WC.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splashback.

### LOUNGE:

13'5 x 10'5 (4.09m x 3.18m)

Double glazed patio doors to rear, Gas fireplace, archway into Dining Room.

### DINING / PLAY ROOM:

11'5 x 8'11 (3.48m x 2.72m)

Double glazed bay window to front aspect.

### KITCHEN:

17'11 x 9'6 (5.46m x 2.90m)

Double glazed windows to side and rear aspect, side door leading to garden, a series of matching base and wall units, roll top worktops, stainless steel sink with drainer, central mixer taps, tiled splashbacks, space for fridge freezer, gas cooker, dishwasher, washing machine & tumble dryer.

## FIRST FLOOR ACCOMMODATION:

### MASTER BEDROOM:

11'7 x 11'6 (3.53m x 3.51m)

Bay window to front aspect, built in wardrobes.

### BEDROOM TWO:

11'6 x 9'3 (3.51m x 2.82m)

Window to rear aspect, built in wardrobes, airing cupboard.

### BEDROOM THREE:

6'8 x 6'1 (2.03m x 1.85m)

Window to front aspect.

### FAMILY BATHROOM:

Walk in double shower, low level wc, hand wash basin, tiled splashbacks.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden (approx 100') with patio area to immediate rear, mainly laid to lawn with shrubs, garage with doors to front and rear, summer house, shed, gated side access to driveway.

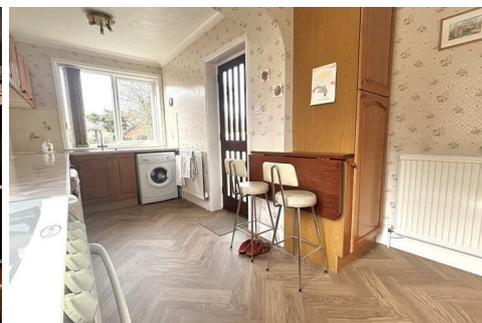
### DRIVEWAY & PARKING:

Driveway parking for 5+ vehicles, garage with door to front plus door to rear opening to garden, offering for further parking and vehicular access to the garden.

### AGENT NOTES:

Council Tax Band: C

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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