



## Skiddaw Close

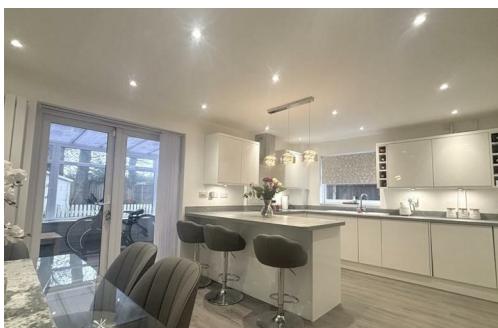
Braintree, CM77 7UR

**Guide Price £380,000**

Freehold  
Tax Band: C



Boasting a RECENTLY REFITTED KITCHEN & BOILER, an UNOVERLOOKED rear garden and driveway parking for 2-3 vehicles is this IMMACULATEDLY PRESENTED three bedroom SEMI-DETACHED property. Benefiting from an entrance hall & cloakroom, spacious lounge, 16' CONSERVATORY, refitted family bathroom and the POTENTIAL TO EXTEND (STPP). Ideally located within walking distance to local shops/amenities & popular schools. Contact Hamilton Piers of Great Notley to view!



## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Entrance door to front, Stairs to first floor, Doors leading to Lounge, Kitchen Diner, WC.

### CLOAKROOM:

Hand wash basin with tile splashback and low level WC, window to side.

### LOUNGE:

13'11" x 10'6" (4.24m x 3.20m)

Double glazed window to front aspect, radiator, electric fire.

### KITCHEN DINER:

16'8" x 11'7" (5.08m x 3.53m)

Double glazed window to side, a series of matching base and wall units, edged work surfaces incorporating a one and half bowl ceramic sink with central mixer tap and drainer, built-in double oven, electric hob and extractor over, space for American fridge/freezer, integrated dishwasher, washing machine, tumble dryer, radiator, LVT flooring. Double doors leading to conservatory.

### CONSERVATORY:

7'11 x 16'3" (2.41m x 4.95m)

UPVC conservatory, doors to garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, loft access.

### MASTER BEDROOM:

13'9" x 10'3" (4.19m x 3.12m)

Double glazed window to rear, radiator.

### BEDROOM TWO:

14'0" x 9'10" (4.27m x 3.00m)

Double glazed window to front, radiator.

### BEDROOM THREE:

9'3" x 6'9" (2.82m x 2.06m)

Double glazed window to front, radiator.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal hand wash basin, fully tiled, radiator, vinyl flooring.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing, patio area, mainly laid to lawn, laid to lawn, gated access to side.

### DRIVEWAY & PARKING:

Driveway parking for two/three vehicles with gated access to side.

### 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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