



## Longleaf Drive

Braintree, CM7 1XS

Freehold  
Tax Band: C

**Offers In Excess Of £325,000**



Boasting an IMPRESSIVE 32FT LOUNGE / DINER / FAMILY ROOM is this deceptively spacious, EXTENDED end terraced home, for sale with NO ONWARD CHAIN. Offering an entrance hall, MODERN KITCHEN & UTILITY ROOM, three good-sized bedrooms with an EN SUITE to the master, modern bathroom, private rear garden and PARKING FOR 2 CARS. Situated in a quiet cul-de-sac in a desirable area of Braintree, within walking distance of excellent local primary and secondary schools, and conveniently close to local amenities incl. public parks, Braintree Village and Braintree train station - providing direct services to London and surrounding areas. Call Hamilton Piers to view!



# Longleaf Drive, Braintree, CM7 1XS

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Understairs storage cupboard, doors to downstairs w/c, kitchen, lounge/diner, stairs to first floor.

### LOUNGE / DINER / FAMILY ROOM:

32'9" x 10'5" max (10.00 x 3.18 max)

Double-aspect lounge diner with bay window to side, French doors leading directly to the rear garden, radiators.

### KITCHEN:

9'3" x 5'11" max (2.83 x 1.81 max)

Galley-style kitchen, series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, cooker with hob and extractor over, space for fridge/freezer.

### UTILITY ROOM:

Wall mounted boiler, matching base and wall units, edged work surfaces incorporating sink with mixer tap and drainer, space for fridge-freezer, washing machine, tumble dryer.

## FIRST FLOOR ACCOMMODATION:-

### MASTER BEDROOM:

12'9" x 9'6" max (3.91 x 2.92 max)

Double glazed window to front aspect, built-in wardrobes, door to ensuite, radiator.

### EN-SUITE:

Enclosed and fully tiled shower unit, wash hand basin, wc.

### BEDROOM TWO:

9'8" x 9'10" max (2.95 x 3.00 max)

Double glazed window to rear aspect, radiator.

### BEDROOM THREE:

8'8" x 6'9" max (2.65 x 2.07 max)

Double glazed window to rear aspect, radiator.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath

with shower over, low level WC, vanity wash hand basin, extractor fan, radiator.

## EXTERIOR:

### REAR GARDEN:

Well established, private rear garden, enclosed by fencing and comprising a patio area to immediate rear and side of property, sheds x 2, gated side access.

### PARKING:

Two allocated parking spaces to the front of property with additional visitors parking available.

### AGENTS 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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