



Maylands Drive

Braintree, CM77 7PY

£500,000

Freehold
Tax Band:



Boasting a PRIVATE 65' REAR GARDEN is this BEAUTIFULLY presented four bedroom DETACHED property, recently REFURBISHED throughout, with SPACIOUS living accommodation including a 19' bay fronted living room, a SUBSTANTIAL 24' DINING ROOM and downstairs shower room, plus garage and driveway parking for 3+ vehicles , plenty of POTENTIAL TO EXTEND (STPP) and situated on the edge of the highly regarded Great Notley Garden Village. Just a short walk to all local shops/amenities & popular local schools with easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Contact Hamilton Piers of Great Notley to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part glazed entry door with opaque double glazed windows to each side, stairs to first floor, under stairs storage cupboard, radiator, solid Oak flooring.

SHOWER ROOM:

Opaque double glazed window to side aspect, fully tiled corner shower unit, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

LIVING ROOM:

19'33 x 16'92 (5.79m x 4.88m)

Bay fronted lounge with double glazed windows to front and side aspects (set into bay), central feature fireplace, two radiators, carpeted flooring.

DINING ROOM:

24'50 x 8'88 (7.32m x 2.44m)

Double glazed window to side aspect, radiator, carpeted flooring. French doors onto rear garden.

KITCHEN:

10'89 x 9'94 (3.05m x 2.74m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, double oven, electric hob with extractor over, integrated fridge/freezer, space for dishwasher and washing machine, tiled flooring. Side door accessing driveway.

FIRST FLOOR ACCOMMODATION:

LANDING:

Galleried landing with double glazed window to side aspect, loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

11'70 x 11'50 plus door recess (3.35m x 3.35m plus door recess)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:

10'12 x 9'98 (3.05m x 2.74m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:

9'00 x 8'90 plus door recess (2.74m x 2.44m plus door recess)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

BEDROOM FOUR:

8'44 x 7'38 (2.44m x 2.13m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for 3-4 vehicles.

REAR GARDEN:

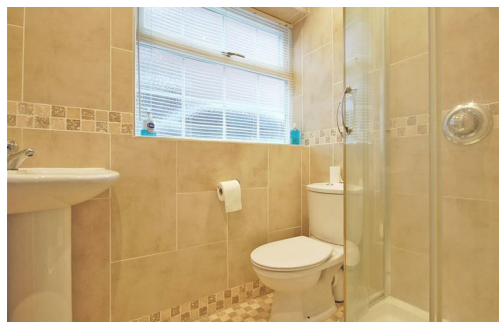
65' fenced and unoverlooked rear garden commencing with pain area across property rear, remainder mainly laid to lawn with some mature tree and shrub borders, shed, access door to garage and gated side access to driveway.

AGENTS NOTES:

Council Tax Band: TBC

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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