



Granary Halt

Braintree, CM77 6AB

Freehold
Tax Band:

Asking Price £425,000



Boasting NO ONWARD CHAIN, a spacious 19' lounge, STUDY/PLAYROOM and kitchen/diner with adjoining utility room is this well-proportioned four bedroom LINK-DETACHED property. Benefiting from a GARAGE (potential to convert*), driveway & allocated parking plus an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom. Offering plenty of POTENTIAL TO EXTEND (STPP) and tucked away in a CUL-DE-SAC location within the highly regarded village of Rayne, just a short walk to local shops/amenities, Primary School and bus routes. Convenient access to Braintree Town Centre/Station, A120/M11, Felsted & Chelmsford. Internal viewings highly advised!



Granary Halt, Braintree, CM77 6AB

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, double glazed window to front aspect, stairs to first floor, under stairs storage cupboard.

CLOAKROOM:

Low level WC, inset wash hand basin, radiator, tiled flooring.

STUDY / PLAYROOM:

10'11 x 6'9 (3.33m x 2.06m)

Double glazed window to front aspect, built-in storage cupboard, radiator, tiled flooring.

LOUNGE:

19'0 x 11'7 (5.79m x 3.53m)

Double glazed windows to front and side aspects, radiators, wood flooring. French doors to rear garden.

KITCHEN / DINER:

13'9 x 11'10 (4.19m x 3.61m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, space for dishwasher, built-in microwave oven, radiator, tiled flooring.

UTILITY ROOM:

5'11 x 5'10 (1.80m x 1.78m)

Matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine, wall-mounted boiler (in cupboard), radiator, tiled flooring. Door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, airing cupboard, loft access, radiator, carpeted flooring.

MASTER BEDROOM:

11'7 x 10'7 (3.53m x 3.23m)

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

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, low level WC, inset wash hand basin, radiator, tiled flooring.

BEDROOM TWO:

11'8 x 7'11 (3.56m x 2.41m)

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

BEDROOM THREE:

10'0 x 9'0 (3.05m x 2.74m)

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

BEDROOM FOUR:

9'8 x 8'7 (2.95m x 2.62m)

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

FAMILY BATHROOM:

Panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously sized rear garden, enclosed by fencing and comprising patio area across property rear with remainder mainly laid to lawn, mature trees and shrubs, gated side access and access to garage.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for one vehicle with additional parking to property frontage.

AGENTS NOTES:

Council Tax Band:

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



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

