



## Vauxhall Drive

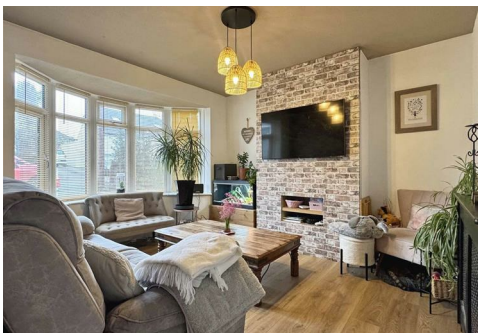
Braintree, CM7 2NQ

Freehold  
Tax Band:

**Offers In Excess Of £415,000**



Being offered to the market with NO ONWARD CHAIN and boasting a substantial 100' UNOVERLOOKED South-Facing rear garden, a modern kitchen/breakfast room and large UTILITY plus a bay-fronted lounge & 16' DINING/PLAYROOM is this sizeable SIX BEDROOM semi-detached property. Benefiting from VERSATILE living space set over three floors, a detached OUTBUILDING (home office/gym) plus an EN-SUITE to master, family bathroom & top floor wet room. Offered with an integral (part-converted) garage, driveway for two vehicles and ideally located just walking distance to all local shops/amenities, popular schools & Braintree Town Centre/Station.



# Vauxhall Drive, Braintree, CM7 2NQ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Opaque double glazed windows to front and side aspects, composite secure main entry door, Amtico flooring. Door to inner hall.

### INNER HALL:

Stairs to first floor, under stairs storage cupboard, Amtico flooring.

### LOUNGE:

10'11 x 10'10 plus recess into bay (3.33m x 3.30m plus recess into bay)

Double glazed bay window to front aspect, radiator, Amtico flooring.

### DINING / PLAY ROOM:

16'10 x 10'11 (5.13m x 3.33m)

Double glazed window to rear aspect, radiator, Amtico flooring. French doors to rear garden.

### KITCHEN / BREAKFAST ROOM:

14'8 x 12'6 (4.47m x 3.81m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, Smeg double oven with five ring gas hob, integrated fridge and dishwasher, breakfast bar, Amtico flooring. French doors to rear garden.

### UTILITY ROOM:

10'10 x 7'8 (3.30m x 2.34m)

A series of matching base and wall units, roll top work surfaces, space for fridge/freezer, washing machine and tumble dryer, wall-mounted boiler, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, carpeted flooring.

### MASTER BEDROOM:

16'11 x 7'8 (5.16m x 2.34m)

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

### EN-SUITE BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash back, extractor fan, radiator, tiled flooring.

### BEDROOM TWO:

12'00 x 8'9 (3.66m x 2.67m)

Double glazed window to front aspect, built-in wardrobes, tiled flooring.

### BEDROOM FIVE:

10'11 x 9'10 (3.33m x 3.00m)

Double glazed window to rear aspect, radiator, laminate flooring. French doors to balcony overlooking rear garden.

### BEDROOM SIX:

7'00 x 6'1 (2.13m x 1.85m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin with tiled splash back, extractor fan, radiator, tiled flooring.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Carpeted flooring with doors to:

### BEDROOM THREE:

13'5 x 11'8 (4.09m x 3.56m)

Velux windows to front and rear aspects, three built-in eaves storage cupboards, radiator, laminate flooring.

### BEDROOM FOUR:

11'2 x 7'7 (3.40m x 2.31m)

Velux windows to front and rear aspects, four built-in eaves storage cupboards, radiator, laminate flooring.

### WET ROOM:

Double glazed window to rear aspect, walk-in shower area with rainfall overhead, inset WC, inset wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Approx 100' unoverlooked South-facing rear garden commencing with raised decking area, pergola covering seating area with steps down to main sun deck, garden remainder which is mainly laid to lawn, mature shrub borders, storage shed and rear outbuilding with power and lighting (ideal as a home office, gym etc).

### GARAGE, DRIVEWAY & PARKING:

Integral part-converted garage fitted with power and electric roller door. Driveway parking for two vehicles with further on-street parking available on a free for all basis.

## AGENTS NOTES:

Council Tax Band:

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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