HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Saunders Avenue

Freehold
Tax Band: B

Braintree, CM7 2ST

Offers Over £315,000

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Boasting a GENEROUS CORNER PLOT with potential to extend (STPP), a PRIVATE GARDEN with GYM/OFFICE and a DETACHED GARAGE is this well presented semi detached home. Further offering THREE GOOD-SIZED BEDROOMS, plus an EN-SUITE TO MASTER BEDROOM, lounge, fitted kitchen, d/s family bathroom and DRIVEWAY PARKING for FOUR VEHICLES. Ideally situated within walking distance of Braintree Town Centre & Station and in the catchment area for reputable schooling. Contact Hamilton Piers to view!







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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entrance door, radiator, stairs to first floor, door to lounge/diner.

LOUNGE / DINER:
14'00 x 13'10 (4.27m x 4.22m)
Double glazed window to front aspect, chimney breast with electric fireplace, radiator, door to hall.

HALL:
Under stairs storage cupboard, door to family bathroom, kitchen, side access door leading to garden.

FAMILY BATHROOM:
Obscure window to rear aspect, panelled bath with central mixer taps and shower attachment, low level WC, vanity wash basin, towel radiator, extractor fan.

KITCHEN:
10'11 x 8'1 (3.33m x 2.46m)
Window to rear aspect, series of base and wall units with roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, integrated oven & microwave, five ring induction hob with extractor hood over, integrated dishwasher, integrate wine cooler, space for washing machine & American fridge freezer, radiator.

FIRST FLOOR ACCOMMODATION:

MASTER BEDROOM:
11'10 x 10'08 (3.61m x 3.25m)
Double glazed window to front aspect, fitted wardrobes with sliding doors, extra storage cupboard, radiator, door to en-suite.

EN-SUITE:
Corner shower enclosure, low level WC, hand wash basin inset to vanity unit, heated towel rail, extractor fan.

BEDROOM TWO:
12'06 x 8'03 (3.81m x 2.51m)
double glazed window to rear aspect, fitted storage cupboard, radiator.

BEDROOM THREE:
9'06 x 8'04 (2.90m x 2.54m)
Double glazed window to rear aspect, fitted wardrobe, radiator.

EXTERIOR:

SIDE & REAR GARDEN:
Fully enclosed side and rear garden Commencing with decking seating area to the side, gated side access, door to garage. Rear garden part shingle with shrub boarders, remainder laid to lawn. Outbuilding with heating, & power to remain for use of a Home Office/Home Gym/Playroom.

GARAGE & PARKING:
Detached garage electric & lighting, up and over door to front with potential to extend (stpp) Driveway parking for four vehicles with potential to extend further, reminder of front garden laid to lawn enclosed by shrub boarder.

AGENT NOTES:
Council Tax Band: B

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.