



## 15 Bramley Way

Mayland, CM3 6ER

Asking price £475,000



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## Entrance Hall

Entrance door, Herringbone flooring, radiator. Stairs to first floor.

## WC

Close coupled WC, wash hand basin, part tiled.

## Dining Room

Window to front, Herringbone flooring, radiator.

## Bedroom 5/Reception Room

Window to front, Herringbone flooring, radiator.

## Kitchen/Family Room

A stunning kitchen with two integrated electric ovens, fridge/freezer and dishwasher. The granite work surfaces incorporate the sink unit with an instant 'Hot Tap'. The Island provides additional granite work surface and a breakfast bar with an integrated induction hob. The feature wall tastefully provides hidden additional storage.

## Utility Cupboard

Window to side. Space and plumbing for washing machine and tumble dryer.

## Living Room

By-Folding doors to the rear garden with electric 'Velux' windows. Feature wall with space the entertainment system.

## First Floor

## Landing

Stairs to ground floor. Access to loft.

## Bedroom One

Window to rear, radiator, carpet.

## Family Bathroom

A luxurious bathroom suite comprising a Jacuzzi bath with shower over, close coupled WC, wash hand basin, heated towel rail. Doors to Bedroom One and Landing.

## Bedroom Two

Window to rear, radiator, carpet. Door to:

## Ensuite

Shower cubicle, close coupled WC, wash hand basin.

## Bedroom Three

Window to front, radiator, carpet.

## Ensuite

Shower cubicle, close coupled WC, wash hand basin.

## Bedroom Four

Window to front, radiator, carpet.

## Exterior

## Off Road Parking

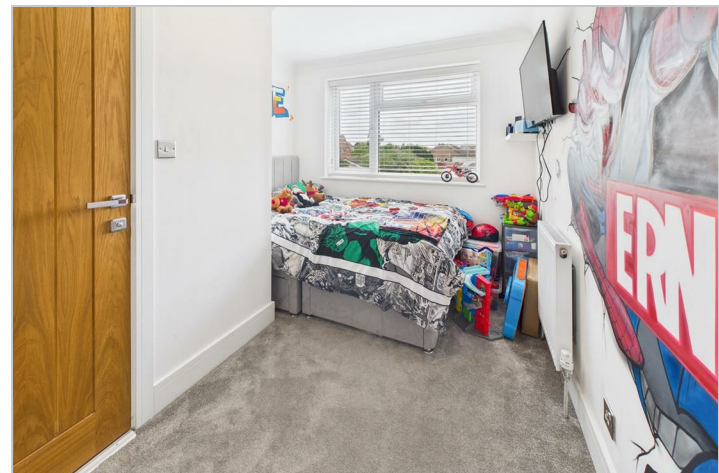
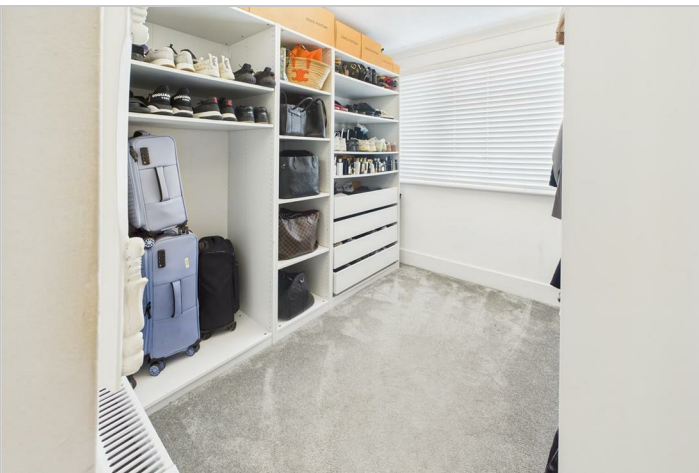
Hardstanding providing off road parking. Access to garden.

## Rear Garden

Block paved with fencing to boundaries, access to front.

## Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £40 + VAT (non-refundable) to complete our Anti Money Laundering Identity checks



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0**

- Dining Room: 7'7" x 15'7"
- Hallway: 4'4" x 16'1"
- Bedroom Five/Third Reception: 8'3" x 12'0"
- Laundry Room: 7'4" x 3'6"
- WC: 7'9" x 2'8"
- Kitchen/Family Room: 18'7" x 11'10"
- Living Room: 19'0" x 10'2"

**Floor 1**

- Bedroom Two: 9'6" x 9'10"
- Bedroom Four: 8'7" x 8'9"
- Landing: 6'1" x 5'11"
- Bathroom: 5'4" x 9'10"
- Bedroom Three: 5'11" x 11'11"
- Bedroom One: 12'0" x 11'11"
- Ensuite: 2'5" x 6'4"
- Ensuite: 2'5" x 6'7"

**Approximate total area<sup>(1)</sup>**  
1370 ft<sup>2</sup>

(1) Excluding balconies and terraces

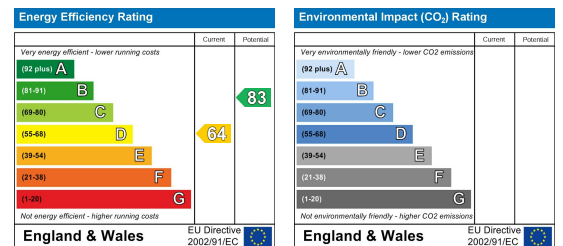
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.