



Osier Place

Braintree, CM7 2BZ

Freehold
Tax Band: E

Guide Price £450,000



Boasting a COMPLETE ONWARD CHAIN, a SPACIOUS 18' dual aspect lounge and a BEAUTIFUL 18' dual aspect kitchen/diner and a UTILITY room, is this IMMACULATELY PRESENTED three bedroom detached property. Further benefitting from a DETACHED GARAGE (potential to convert*), driveway for three vehicles, an EN-SUITE to master bedroom, modern bathroom & d/stairs cloakroom, and a RE-LANDSCAPED & generously sized SOUTH-FACING rear garden. Ideally tucked away in a CUL-DE-SAC location on a recently established development. A stone throw away from the neighbouring village of Rayne offering rural walks, parks and places to eat & Just a short distance to all local shops/amenities & popular schools with convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Call Hamilton Piers to view.



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, radiator.

CLOAKROOM:

low level WC, wash hand basin, radiator.

LOUNGE:

18'9 x 11'3 (5.72m x 3.43m)

Double glazed windows to front and side aspect, custom built media wall with fireplace, radiators.

KITCHEN / DINER:

18'9 x 11'1 (5.72m x 3.38m)

Double glazed windows to front & side 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, integrated double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator, French doors to rear garden.

UTILITY ROOM:

6'10 x 6'0 (2.08m x 1.83m)

Double glazed window to rear aspect, base and wall units, sink with drainer, space for washing machine & tumble dryer, under stairs storage cupboard.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, radiator.

MASTER BEDROOM:

11'4 x 10'6 (3.45m x 3.20m)

Double glazed window to front aspect, built in double wardrobe, radiator.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, low level WC, counter-top wash hand basin, heated towel rail, extractor, shaving points.

BEDROOM TWO:

11'3 x 9'11 (3.43m x 3.02m)

Double glazed window to front aspect, built in wardrobe, radiator.

BEDROOM THREE:

11'3 x 8'6 (3.43m x 2.59m)

Double glazed window to side aspect, radiator.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin, heated towel rail, extractor, shaving point.

EXTERIOR:

REAR GARDEN:

Generously sized south facing rear garden, fully enclosed with brick built walls and comprising of a polished concrete patio area across property rear, mature shrub borders with remainder mainly laid to artificial lawn, the property benefits from gated access on both sides.

GARAGE, DRIVEWAY & PARKING:

Detached garage (potential to convert*) fitted with power, lighting and up & over door. Driveway parking for three vehicles with further on-street parking available.

AGENTS NOTES:

Management & Service Charge: Approx £350 per annum

Council Tax Band: E

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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