



## Penshurst Place

Braintree, CM77 7YL

Freehold  
Tax Band: F

**Guide Price £700,000**



Boasting an impressive 20' L-SHAPED kitchen/dining/family room & 26' UTILITY room, 19' BAY-FRONTED lounge plus SNUG/PLAYROOM and study is this EXTENDED and heavily improved four DOUBLE bedroom detached property. Benefiting from a generously sized and PRIVATE rear garden, DOUBLE GARAGE (potential to convert) and driveway for multiple vehicles and IMMACULATELY PRESENTED throughout. Offering further POTENTIAL TO EXTEND (STPP), an en-suite, family bathroom & d/stairs cloakroom and VERSATILE living space. Ideally tucked away in a CUL-DE-SAC location within the highly regarded Great Notley Garden Village, just walking distance to all local shops/amenities & popular schools.



# Penshurst Place, Braintree, CM77 7YL

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door into hall with stairs to first floor, tiled flooring. Double doors into kitchen/dining/family room and lounge with access to study, cloakroom and snug/playroom.

### CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, vanity wash hand basin with tiled splash back, heated towel rail, tiled flooring.

### LOUNGE:

19'08 x 11'07 (5.99m x 3.53m)

Double glazed bay window to front aspect, central gas fireplace with surround, two radiators, carpeted flooring.

### STUDY:

7'02 max to 6'01 x 5'05 (2.18m max to 1.85m x 1.65m)

Borrowed-light double glazed window to side aspect, radiator, carpeted flooring.

### PLAYROOM / SNUG:

9'01 x 7'11 (2.77m x 2.41m)

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

### KITCHEN / DINING / FAMILY ROOM:

20'08 x 20'04 max (6.30m x 6.20m max)

L-shaped room comprising double glazed windows to rear and side aspects, two Velux windows 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 double oven, induction hob with extractor hood over, integrated drawer fridge and dishwasher, breakfast bar, radiator, tiled flooring. Bi-folding doors to rear garden.

### UTILITY ROOM:

26'03 x 8'05 max (8.00m x 2.57m max)

Two skylights, matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine, tumble dryer, fridge and freezer, wall-mounted boiler, two radiators, tiled flooring. Residential front door, door to rear garden and access into double garage.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

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

## MASTER BEDROOM:

12'01 x 11'09 (3.68m x 3.58m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

## EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower, inset WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring.

## BEDROOM TWO:

16'09 x 9'02 (5.11m x 2.79m)

Double glazed windows to front and side aspects, built-in wardrobe/storage cupboard, radiator, carpeted flooring.

## BEDROOM THREE:

11'04 x 9'09 (3.45m x 2.97m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

## BEDROOM FOUR:

11'04 max to 9'02 x 8'02 (3.45m max to 2.79m x 2.49m)

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

## FAMILY BATHROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled shower, panelled bath with shower attachment, inset WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring.

## EXTERIOR:

### REAR GARDEN:

Private and generously sized rear garden comprising patio area extending across property rear and side, remainder mainly laid to lawn with mature tree and shrub borders, covered pergola with seating and BBQ areas, gated side access.

## GARAGE, DRIVEWAY & PARKING:

Double garage fitted with power, lighting, eaves storage, with one up and over manual door and one electric roller door. Driveway parking for multiple vehicles.

## AGENTS NOTES:

Council Tax Band: F

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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