



Braiding Crescent

Braintree, CM7 3LU

Freehold
Tax Band: D

Offers In Excess Of £425,000



Boasting a COMPLETE ONWARD CHAIN*, an UNOVERLOOKED & re-landscaped rear garden plus TWO EN-SUITES, family bathroom and d/stairs cloakroom is this IMMACULATELY PRESENTED four bedroom end terrace property. Benefiting from TWO reception rooms plus a spacious kitchen/breakfast room, GARAGE with off-street parking for 2-3 vehicles and added POTENTIAL TO CONVERT LOFT (stpp). Ideally tucked away in a CUL-DE-SAC location within an established development with walking access to all local shops/amenities & popular schools, plus convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Call Hamilton Piers to view!



Braiding Crescent, Braintree, CM7 3LU

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs cupboard, radiator, wood flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, pedestal wash hand basin, radiator, wood flooring.

LOUNGE:

15'0 x 15'0 (4.57m x 4.57m)

Double glazed window to side aspect, radiator, wood flooring. Patio doors to rear aspect.

DINING ROOM:

12'10 x 10'2 (3.91m x 3.10m)

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

KITCHEN / BREAKFAST ROOM:

14'10 x 10'2 (4.52m x 3.10m)

Double glazed window to front 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, built-in double oven, induction hob with extractor hood over, space for fridge/freezer, integrated dishwasher and washing machine, breakfast bar, radiator, tiled flooring. Door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

11'4 x 10'7 (3.45m x 3.23m)

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

EN-SUITE:

Opaque double glazed window to front aspect, enclosed

and fully tiled shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:

10'1 x 9'6 (3.07m x 2.90m)

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

EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

BEDROOM THREE:

10'8 max x 7'9 (3.25m max x 2.36m)

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

BEDROOM FOUR:

9'8 x 6'9 (2.95m x 2.06m)

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

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, privately enclosed and comprising a sizeable patio area with central area laid to artificial lawn, timber storage shed, gated rear access to garage and parking.

GARAGE, DRIVEWAY & PARKING:

Single garage (located to property rear) with power, lighting and up & over door. Parking for 2-3 vehicles with further on-street parking available on a free for all basis.

AGENTS NOTES:

Council Tax Band: D

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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