HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Osier Place

Freehold
Tax Band: E

Braintree, CM7 2BZ

Guide Price £475,000

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Bring offered to the market with NO ONWARD CHAIN is this SUBSTANTIAL DETACHED MODERN HOME, immaculate throughout and boasting four good sized bedrooms with EN-SUITE to master, a SPACIOUS 16'5" LOUNGE, entrance hall & cloakroom/wc, the IMPRESSIVE 19'8" KITCHEN DINER, modern family bathroom, private rear garden, GARAGE to the immediate side with private driveway parking. Contact Hamilton Piers of Great Notley to view!







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Ground Floor:

Entrance Hall:
Composite entrance door to front, door to cloakroom, lounge, kitchen diner, stairs to first floor, cupboard, radiator, wood effect flooring.

Cloakroom:
Obscure double glazed window to front, low level W/C, vanity hand wash basin, vanity hand wash basin, radiator, wood effect flooring.

Kitchen Diner:
19'8" x 14'11" (5.99m x 4.55m)
Double glazed french doors to rear, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated gas hob with extractor over, oven, fridge freezer, dishwasher, utility cupboard with space for washing machine and tumble dryer, part tiled walls, wood effect flooring.

Lounge:
16'5" x 11'9" (5.00m x 3.58m)
Double glazed bay window to front, radiator.

First Floor:

Landing:
Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard, radiator, loft access.

Bedroom One:
14'3" x 10'11" (4.34m x 3.33m)
Double glazed bay window to front, door to en-suite, fitted wardrobe, radiator.

En-Suite:
7'7" x 4'5" (2.31m x 1.35m)
Obscure double glazed window to side, fully tiled double shower cubicle, low level W/C, wall mounted hand wash basin, chrome towel radiator.

Bedroom Two:
12'6" x 10'2" (3.81m x 3.10m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:
9'5" x 7'10" (2.87m x 2.39m)
Double glazed window to rear, radiator.

Bedroom Four:
9'3" > 7'6" x 8'6" (2.82m > 2.29m x 2.59m)
Double glazed window to front, radiator.

Family Bathroom:
7' x 5'9" (2.13m x 1.75m)
Obscure double glazed window to side, panel bath with shower over, low level W/C, wall mounted hand wash basin, chrome towel radiator.

Exterior:

Rear Garden:
Paved patio to immediate rear, shingle path to rear shingle area, gated side access, door to garage.

Frontage, Garage & Parking:
Driveway parking for 2/3 cars, garage with up and over door.

Agent Notes:
Council Tax Band: E
Estate Charge - Approx £350 per annum.





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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.