



## Harnham Drive

Braintree, CM77 7YX

Freehold  
Tax Band: F

**Offers In Excess Of £625,000**



Boasting NO ONWARD CHAIN, an UNOVERLOOKED & well-proportioned rear garden plus TWO GARAGES with driveway parking for 4-5 vehicles is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from THREE reception rooms inc. 20' BAY-FRONTED lounge and DINING/PLAYROOM, a modern kitchen/breakfast room & UTILITY room and an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom. Ideally tucked away in a CUL-DE-SAC position within the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities, popular schools & A120/M11/Chelmsford.



# Harnham Drive, Braintree, CM77 7YX

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, double glazed window to side aspect (fitted with shutters), stairs to first floor, under stairs storage cupboard, radiator, wood flooring.

### CLOAKROOM:

Low level WC, vanity wash hand basin, radiator, wood flooring.

### LOUNGE:

20'3 x 12'9 (6.17m x 3.89m)

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

### DINING / PLAYROOM:

10'10 x 9'2 (3.30m x 2.79m)

Radiator, wood flooring. Part-glazed double doors to conservatory.

### KITCHEN / BREAKFAST ROOM:

12'6 x 11'9 (3.81m x 3.58m)

Double glazed window to rear 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, NEFF induction hob with extractor hood over, integrated fridge/freezer, water softener, radiator, wood flooring.

### UTILITY ROOM:

Double glazed window to rear aspect, fitted base and wall units, roll top work surface incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and dishwasher/tumble dryer, wall-mounted boiler (in cupboard), radiator, wood flooring. Access door to garage and secure door to rear garden.

### GARDEN ROOM:

17'0 x 10'5 (5.18m x 3.18m)

Part brick and part UPVC construction, vaulted glass roof, radiator, tiled flooring. Double doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### GALLERIED LANDING:

Loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

14'0 x 12'9 max (4.27m x 3.89m max)

Double glazed window to front aspect (fitted with shutters), two sets of built-in double wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to side aspect, fully tiled double shower unit set behind glass enclosure, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

### BEDROOM TWO:

15'9 x 9'5 (4.80m x 2.87m)

Double glazed window to front aspect (fitted with shutters), two sets of built-in double wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

11'4 x 11'1 max (3.45m x 3.38m max)

Velux window to rear aspect, radiator, wood flooring.

### BEDROOM FOUR:

9'4 x 6'9 (2.84m x 2.06m)

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

### FAMILY BATHROOM:

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

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a patio area across property rear with remainder mainly laid to lawn, mature tree and shrub borders, storage shed, access to garage, gated side access.

#### GARAGES, DRIVEWAY & PARKING:

Two single garages, both fitted with power, lighting and up & over doors. Driveway parking for 4-5 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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