



## Cut Hedge

Braintree, CM77 7QZ

**Asking Price £650,000**



Freehold  
Tax Band:

Boasting an UNOVERLOOKED wrap-around garden, detached DOUBLE GARAGE (part-converted) with driveway parking and a 21' DUAL ASPECT lounge, STUDY/PLAYROOM plus conservatory and modern kitchen is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from a spacious CORNER PLOT position, EN-SUITE to master, family bathroom & ground floor shower room - Ideally situated a short walk to all local shops/amenities, popular schools and convenient nearby access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Viewings highly recommended!



# Cut Hedge, Braintree, CM77 7QZ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Double glazed windows to front and side aspects, secure main entry door, access door to inner hall.

### INNER HALL:

Double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring.

### SHOWER ROOM:

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

### LOUNGE:

21'0 x 12'2 (6.40m x 3.71m)

Double glazed bay window to front aspect, two radiators, Amtico flooring. Double doors to rear garden.

### STUDY / DINING ROOM:

11'3 x 9'10 (3.43m x 3.00m)

Double glazed window to rear aspect, radiator, tiled flooring. Door to rear garden.

### KITCHEN:

16'1 x 10'6 (4.90m x 3.20m)

Double glazed window 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, electric cooker and hob with extractor hood over, space for American fridge/freezer, dishwasher, washing machine and wine cooler, tiled flooring. Opening to conservatory.

### CONSERVATORY:

14'9 x 10'6 (4.50m x 3.20m)

Part brick and part UPVC construction with double glazed windows to all aspects, electric heater, tiled flooring. French doors to rear and front aspects.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Velux window to front aspect, loft access, radiator, carpeted flooring.

### MASTER BEDROOM:

14'1 x 12'2 (4.29m x 3.71m)

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

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed double shower unit, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

### BEDROOM TWO:

11'2 x 10'10 (3.40m x 3.30m)

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

### BEDROOM THREE:

12'2 x 10'7 (3.71m x 3.23m)

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

### BEDROOM FOUR:

11'6 x 9'5 (3.51m x 2.87m)

Double glazed window to front aspect, radiator, carpeted 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 and well-proportioned garden sectioned into various landscaped areas and comprising a paved area immediate property rear with pathways to each side, central and side areas are mainly laid to artificial lawn, mature tree and shrub borders, access door into double garage, raised plant beds, archway giving access to secret front garden area with gated side access to driveway.

### DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up & over door to one section and the remainder partly-converted. Driveway parking for two vehicles.

### AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

