



Long Meadow

Braintree, CM77 7WD

Freehold
Tax Band:

Asking Price £525,000



Boasting a complete onward chain, a DOUBLE GARAGE and an UNOVERLOOKED & generously sized wrap-around garden with plenty of POTENTIAL TO EXTEND (STPP), is this well-appointed detached home, set on a CORNER PLOT in a quiet cul-de-sac. Also offering a SUBSTANTIAL 29' LOUNGE / FAMILY ROOM and the additional DINER / STUDY / PLAY ROOM, plus conservatory, SPACIOUS KITCHEN breakfast room and UTILITY room, EN-SUITE to master, entrance hall & cloakroom, GENEROUS FRONTAGE and driveway parking. Further offering POTENTIAL TO CREATE A FOURTH BEDROOM* (this was originally designed as a four bedroom home!). Close to local amenities, schools and speedy access to both Braintree & Chelmsford. Contact Hamilton Piers of Great Notley to view!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

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

LOUNGE / FAMILY ROOM:

29'2 x 11'9 (8.89m x 3.58m)

Double glazed windows to side and rear aspect, open fireplace, radiators, French doors onto conservatory. (Potential to add stud walls for extra reception rooms).

CLOAKROOM:

Low level WC, wash hand basin with tiled splash backs.

PLAY ROOM / OFFICE / GROUND-FLOOR BEDROOM:

11'8 x 8'10 (3.56m x 2.69m)

Window to front aspect (with fitted wooden shutters), radiator. Reception room with versatile use, could be used as a study, playroom or separate dining room. Could be used as a ground floor/fourth bedroom with the cloakroom providing toilet facilities (BUT potential to create fourth bedroom if required upstairs - please see description for master bedroom).

KITCHEN/BREAKFAST ROOM:

16'1 x 11'10 (4.90m x 3.61m)

Two double glazed windows to front aspect, (fitted with wooden shutters), a series of solid wood base and wall units, edged work surfaces incorporating a ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, space for dishwasher and fridge freezer.

UTILITY ROOM:

7'1 x 6'2 (2.16m x 1.88m)

Base and wall units, stainless steel sink and drainer with mixer taps, space for washing machine, tumble dryer and additional appliances, wall mounted boiler. window to rear, door leading to garden.

CONSERVATORY:

13'1 x 10'2 (3.99m x 3.10m)

Part brick and part UPVC construction with vaulted glass roof, under floor heating, fan lighting, French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard with water tank, loft hatch to part boarded loft.

MASTER BEDROOM (ORIGINALLY TWO ROOMS*):

21'1 x 10'8 (6.43m x 3.25m)

Double glazed windows to front and rear aspect (front window with fitted wooden shutters), fitted wardrobes, radiators. Originally designed as a four-bedroom home, the property was built as a three-bedroom at the owners' request. The fourth bedroom can easily be reinstated, with the original door, window and light fitting already in place, requiring only a stud partition wall.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled shower unit, inset WC, vanity wash hand basin with tiled splash backs, heated towel rail.

BEDROOM TWO:

9'11 x 8'0 (3.02m x 2.44m)

Double glazed window to rear, fitted wardrobe, radiator.

BEDROOM THREE:

8'8 x 8'0 (2.64m x 2.44m)

Double glazed window to front aspect, radiator.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap with shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor.

EXTERIOR:

REAR GARDEN:

Private west facing wrap around rear garden, enclosed by fencing, comprising of various patio/shingle seating areas, remainder laid to lawn with mature shrub and tree borders, access door to garage and gated side access.

AGENTS NOTES:

Council Tax Band: TBC

Potential to create a fourth bedroom from partitioning off bedroom one (as was the original design) – originally designed as a four-bedroom home, with the original door, window and light fitting still in place.

Potential to create a separate/thru dining room - again, this was the original design for the Home, rather than a substantial lounge, it was due to be separated/partitioned.

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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