



## KIDDER ROAD, RAYNE

OFFERS IN EXCESS OF – £365,000

- 3 BEDROOM SEMI-DETACHED
- IMMACULATELY PRESENTED
- LARGE LIVING ROOM WITH FIREPLACE
- KITCHEN DINER
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- 40FT SOUTH FACING REAR GARDEN
- SINGLE GARAGE
- WALKING DISTANCE TO PRIMARY SCHOOL, FLITCH WAY AND VILLAGE SHOP



We are pleased to offer this recently renovated and immaculately presented 3 bed semi-detached home comprising of a kitchen diner, large living room with fireplace, 2 double bedrooms, 1 single and a contemporary family bathroom. Externally, the property enjoys a south facing 40ft rear garden with entertaining patio, off street parking and a single garage. Within walking distance to the local primary school, flich way and village shop for your day to day needs.







With composite panel and obscure glazed front door with obscure glazed side lights opening into:

### **Entrance Hall**

With ceiling lighting, stairs rising to first floor landing, wall mounted radiator, coconut door mat, herringbone wood effect laminate flooring, power point and door to:

### **Living Room 15'9" x 12'7"**

With large picture window to front, insert ceiling down lighters, wall mounted radiator, fireplace with liner ready for log burning stove, TV and power points, herringbone wood effect laminate flooring, door to:

### **Kitchen Diner 15'11" x 9'1"**

Comprising an array of eye and base level cupboards and drawers with stone effect square edge work surfaces and tiled splash backs, single bowl single drainer stainless steel sink unit with pot wash style mixer tap, 5 ring stainless steel gas hob with extractor fan above, integrated double oven and microwave, integrated fridge freezer, washing machine and dishwasher, under stairs storage cupboard, wall mounted radiator, insert ceiling down lighting, pendant ceiling lighting and counter display lighting, large window and French doors to rear garden, herringbone wood effect laminate flooring, array of power points.

### **First floor landing**

With fitted carpet, ceiling lighting, power point, access to loft that is part boarded with lighting and part boarded combination boiler. Doors to rooms:

### **Bedroom 1 – 13'5" x 9'2"**

With large window to front, wall mounted radiator, built in wardrobes, TV and power points, fitted carpet, feature panelled wall.

### **Bedroom 2 – 9'6" x 7'8"**

With large window to front, wall mounted radiator, built in wardrobes, TV and power points, fitted carpet, feature panelled wall.

### **Bedroom 3 – 9'11" max x 6'6"**

With window to front, ceiling lighting, wall mounted radiator, fitted carpet, power point, over stairs storage cupboard with hanging rail.

### **Family Bathroom**

Comprising a three-piece suite of panel enclosed bath with mixer tap, full tiled surround with glazed shower screen, integrated twin head shower, vanity mounted wash hand basin with mixer tap, storage beneath and stone work surface, low level WC with integrated flush, insert ceiling down lighting, extractor fan, two obscure windows to rear, electric shaving point, wall mounted heated towel rail, tiled flooring.



# OUTSIDE

The front of the property is approached by a steppingstone pathway to front door, with remaining frontage laid to a shingle driveway supplying off street parking for at least two vehicles, there is also two raised and stocked flower beds and lawn. Personnel gate to:

## Rear Garden

Split into three sections of entertaining patio, raised and levelled lawn, and utility storage area with hardstanding and shed, all retained by close boarded fencing, with outside lighting, power points and tap.



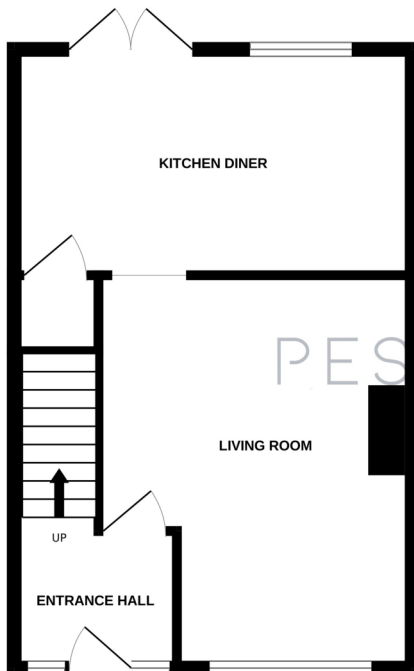
# DETAILS

## EPC

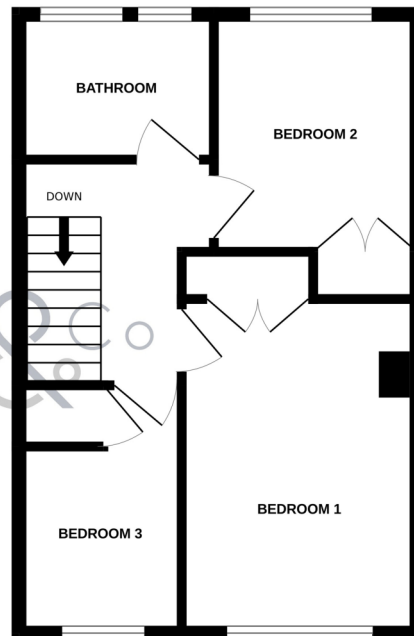
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

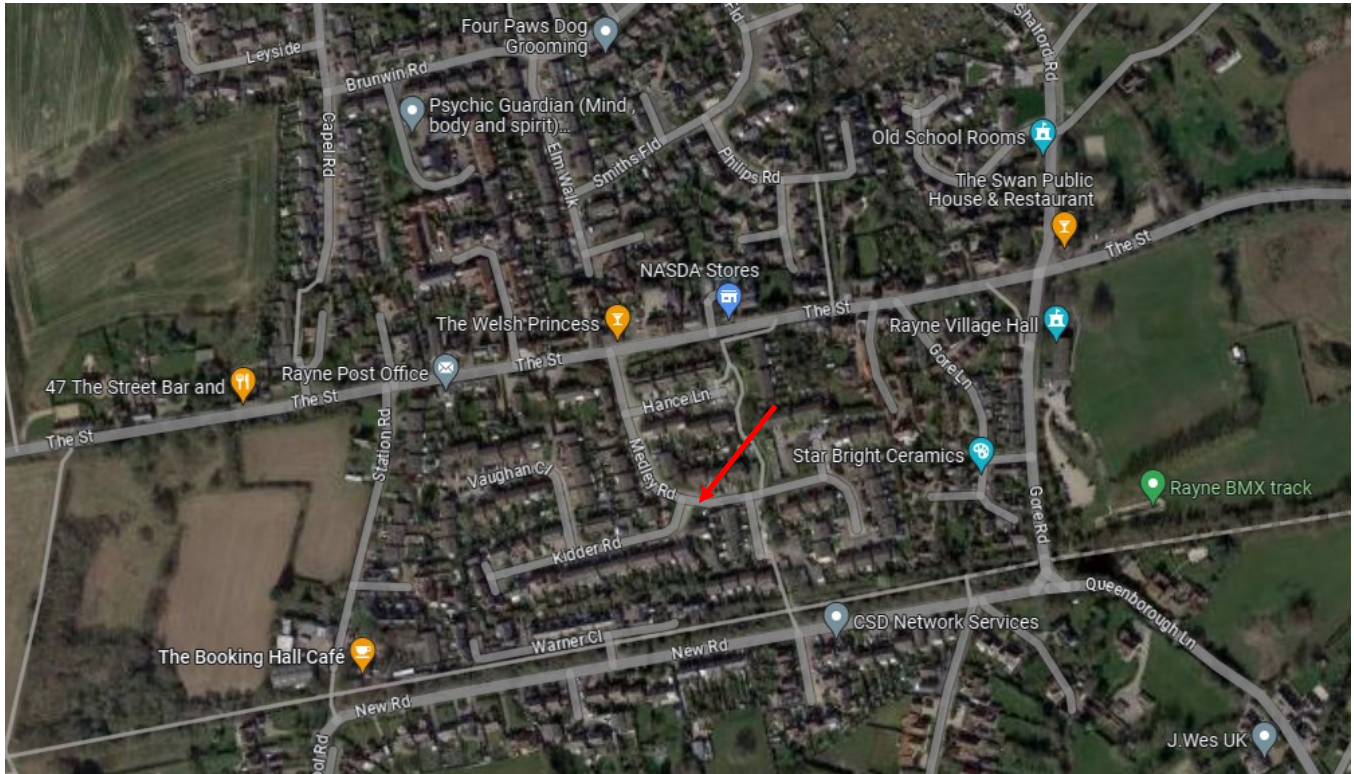
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

Medley Road is located in the village of Rayne and approximately 2 miles from Braintree town that offers access to Freeport shopping village with swimming pool, ten pin bowling, cinema, restaurant's and a town centre with all of your day to day needs. The A120 close by giving quick and easy access to M11 and Bishop's Stortford beyond which of course benefits from London Stansted International Airport. Railway links to London Liverpool Street Station from both Braintree Town and Freeport train stations.

## DIRECTIONS



## FULL PROPERTY ADDRESS

1 Kidder Road, Rayne, Braintree, Essex  
CM77 6TN

## SERVICES

Gas fired central heating, mains drainage and water

## COUNCIL TAX BAND

Band C

## LOCAL AUTHORITY

Braintree District Council, Causeway House,  
Bocking End, Braintree, Essex CM7 9HB

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?