



Detached

Gas Central Heating

Driveway

Garden Room

Popular location

Oak doors

Walking distance to the town centre, with its shops, bars and restaurants

Three double bedrooms

Scope to extend STPP

Close to good schools

28ft loft space

Game Estates are delighted to offer this deceptively spacious detached bungalow, perfect for entertaining on summer days and evenings. Situated in this desirable turning in Braintree, close to the town centre and mainline railway station.

With its three good size double bedrooms, and its light and airy living room with French doors leading to the patio, perfect for entertaining.

The star item in the garden is the purpose-built garden room, with power and water, perfect for a home Gym, home office or Bar. A Driveway and potential to extend STPP, early viewings are recommended. ****No Onward Chain****



Hallway 9' 1" x 3' 2" (2.77m x 0.97m)

Leading in from the front entrance this hallway has light laminate flooring, radiator and doors leading to two bedrooms and the main living space

Lounge 13' 10" x 13' 4" (4.22m x 4.06m)

The main living space is at the heart of this property and sits at the rear of the property, with its light laminate flooring, white walls and high ceiling has an open and light feel about it. With French doors leading to the garden and patio area, this room is perfect for those summer evenings entertaining.

Kitchen 11' 2" x 8' 6" (3.40m x 2.59m)

With its light shaker style base and wall units and its wood effect worktops is flooded with light from its dual aspect windows. Hard tiled flooring. Electric oven, Gas hob and extractor fan. Door leading to garden. Radiator, Stainless steel sink with right hand drainer and flexible mixer tap

Master Bedroom 13' 3" x 9' 1" (4.04m x 2.77m)

This double bedroom sits at the front of the property with a front aspect bay window, white walls and high ceilings, with the access up to the 28ft loft space. Fireplace and space either side of the fire place for wardrobes.

Bedroom Two 10' x 9' 1" (3.05m x 2.77m)

This double bedroom sits at the front of the property, with a front aspect window, radiator, white walls and high ceiling

Bedroom Three 10' x 9' 8" (3.05m x 2.95m)

This double bedroom is located on the side of the property, with a side aspect window. Radiator, white walls and ceiling with an architectural feature in the ceiling with insert light.

Bathroom 6' 5" x 6' 1" (1.96m x 1.85m)

Side aspect window, white tiled walls and hard tiled floor, this bathroom contains a pee shaped bath with power shower and curved glassed shower screen. Wash basin a vanity unit with chrome mixer tap. Toilet with enclosed cistern. Towel Rail.

Rear Garden

Accessed from either the main living area, Kitchen or side access from the front, starts with the main entertaining patio area leading to the lawn, with the remaining end of the garden accommodating the garden room

Garden Room 21' x 10' (6.40m x 3.05m)

The scope with the Garden room is huge, its big enough to be a home office and Gym. It has a built-in kitchen and Shower room. The kitchen area comprises of white high gloss units, oven, hob and extractor fan, stainless steel sink with left hand drainer and flexible mixer taps. The Shower room with white with floor to ceiling tiles insert mirror and the choice of either a power shower or electric shower, Wash basin a vanity unit with chrome mixer tap. Toilet with enclosed cistern. Or turn it into a purpose-built bar for entertaining friends and family, install a large screen TV for sporting events and play pool.

Front Garden

Block paved for off road parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Address: Braintree, CM7

Disclaimer

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property. Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.