



Braintree, Guide Price £475,000 - £500,000, 4 Bed Detached House

Essex Guild Homes are delighted to Offer For Sale this Detached Family Home with Four Double Bedrooms. Huge amount of Frontage, Ideal for anyone with a Caravan / Works Vehicle etc. Good size Garage Ideal to convert to Accom. **NEW** Modern Fitted Kitchen / Breakfast Room.

Viewing Essential

Council Tax Band: E EPC Rating: TBC



Benfleet, Essex, CM77 8JG

DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS

HUGE FRONTAGE. IDEAL TO STORE A CARAVAN OR WORKS VEHICLE

LOTS OF POTENTIAL TO EXTEND TO SIDE, REAR, UPWARDS / OR CONVERT GARAGE

19 FT 5 LOUNGE / DINING ROOM

MODERN REFURBISHED FITTED KITCHEN / BREAKFAST ROOM WITH BOSCH AND AEG APPLIANCES

GROUND FLOOR CLOAK AND FIRST FLOOR SHOWER ROOM

APPROX 60 FT REAR GARDEN WITH PATIO, LAWN AND NATURAL SCREENING

SITUATED AT THE END OF CUL-DE-SAC

0.6 MILE TO TRAIN STATION WITH A 58 MINUTE AVERAGE JOURNEY TIME TO LONDON LIVERPOOL ST

SHORT DRIVE TO BRAINTREE

Energy Performance Rating: TBC

Council Tax Band: E

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Entrance Porch

Entrance Hall

17' 4" (5.28m)

Lounge / Dining Room

19' 5" x 12' 7" (5.91m x 3.83m)

Modern Kitchen / Breakfast Room

17' 10" x 10' 5" (5.43m x 3.17m)

Ground Floor Cloak / WC

5' 5" x 4' 3" (1.65m x 1.29m)

First Floor Landing

Bedroom To Rear

12' 0" x 10' 8" (3.65m x 3.25m)

Bedroom To Front

11' 5" x 10' 8" (3.48m x 3.25m)

Bedroom To Rear

12' 0" x 8' 6" (3.65m x 2.59m)

Bedroom To Front

11' 6" x 8' 6" (3.50m x 2.59m)

Shower Room

7' 10" x 6' 0" (2.39m x 1.83m)

Integral Garage Ideal to Convert

Approx 60ft Rear Garden

