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GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.

1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.

TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.
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HIGH GARRETT, BRAINTREE

OFFERS OVER £375,000

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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HIGH GARRETT BRAINTREE

A well-proportioned three-bedroom detached home, pleasantly positioned on the outskirts of Braintree and offering a comfortable blend of generous living space, established gardens and ample off-road parking.

The accommodation opens with an entrance hall leading to a welcoming living room, centred around an attractive feature fireplace, alongside a separate dining room, well-appointed kitchen and ground-floor cloakroom. To the first floor are three bedrooms, including two doubles, together with a spacious four-piece family bathroom.

Outside, the property is approached via a driveway providing parking for up to three vehicles and an integral garage. The rear garden is a particular feature, beginning with a stone-paved patio and lawn before opening into a more extensive garden beyond, with mature hedging, established trees and a timber shed creating a pleasant outdoor setting.

Gardens
To the front of the property is a low-level brick wall, an asphalt driveway providing off-road parking, areas laid to lawn and established hedging and shrubs. To the rear is a stone-paved patio leading onto a lawned garden, with a paved pathway continuing through a hedgerow. A timber shed is positioned to the side, beyond which the garden opens into a generously sized lawned area, bordered by mature hedging, wire fencing and a variety of established trees.

Village Summary
Braintree is a popular and well-connected market town offering a wide range of amenities including a bustling High Street with shops, restaurants and public houses, along with the highly regarded Braintree Village shopping outlet. The town benefits from excellent transport links via the A120 and A131, as well as direct rail services to London Liverpool Street via Witham. Braintree offers a variety of primary and secondary schools, leisure facilities, and parks, along with access to the Flitch Way providing scenic walks and cycling routes. Rich in history, the town retains links to its textile heritage, with attractions such as the Braintree Museum and Warner Textile Archive.

- **Detached Family Home**
- **Three Bedrooms**
- **Living Room With Feature Fireplace**
- **Separate Dining Room**
- **Cloakroom**
- **Four-Piece Family Bathroom**
- **Good Size Rear Gardens**
- **Ample Driveway Parking**
- **Integrated Single Garage**
- **Close To Transport Links Of Braintree**

Entrance Hall
14'9" x 11'5" (4.5m x 3.5m)
Entrance via frosted glazed UPVC door to front aspect, full height frosted UPVC window to front aspect, stairs to first floor landing, access to understairs storage, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Living Room, Dining Room, Kitchen, Cloakroom.

Living Room
14'1" x 12'5" (4.3m x 3.8m)
Double glazed UPVC windows to front aspect, stone-built fireplace with stone surround and timber-lined chimney, wall mounted radiator, ceiling mounted light fixture, various power points.

Dining Room
12'1" x 11'1" (3.7m x 3.4m)
Double glazed UPVC windows to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Kitchen
7'10" x 16'8" (2.4m x 5.1m)
Frosted glazed UPVC door to rear aspect, double glazed UPVC window to rear aspect, various base and eye level units with laminate worksurfaces over, inset sink with mixer tap and drainer unit, access to pantry/storage cupboards, integrated oven & grill, integrated four ring gas hob, space for washing machine, integrated low level fridge, partially tiled walls, wood wall panelling, ceiling mounted light fixture, various power points.

Cloakroom
Frosted UPVC window to side aspect, low level WC, corner wash hand basin with mixer tap and storage, wall mounted storage cabinet, wall mounted radiator, tiled walls, tiled floors, ceiling mounted light fixture.

First Floor Landing
18'0" x 6'6" (5.5m x 2.0m)
Double glazed UPVC window to front aspect, carpeted stairs with post and rail banners & balustrade, access to loft storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms, Family Bathroom.

Principal Bedroom
14'1" x 12'5" (4.3m x 3.8m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two
11'1" x 11'1" (3.4m x 3.4m)
Double glazed UPVC window to rear aspect, access to integrated wardrobe units, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
11'1" x 7'10" (3.4m x 2.4m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
Frosted double glazed UPVC window to rear aspect, four-piece suite, low level WC, oval wash hand basin, bath with separate taps, shower with glass screen, access to cupboard, timber storage unit, vinyl floors, tiled walls, ceiling mounted light fixture.

Single Garage & Driveway Parking
The property has an integrated single garage with an up & over aluminium door and pedestrian door to side aspect, there is further driveway parking for multiple vehicles.