Daniel Brewer

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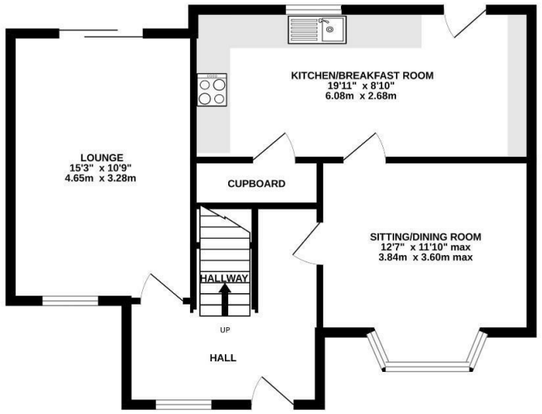
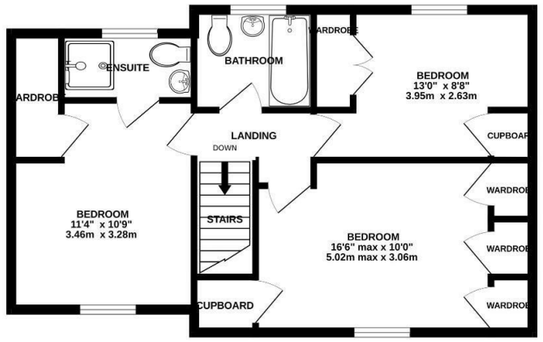
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

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CORNISH HALL END, BRAINTREE

OFFERS OVER £400,000

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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CORNISH HALL END
BRAINTREE

Nestled in the charming area of Cornish Hall End, Braintree, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,175 square feet, the property boasts two spacious reception rooms and a kitchen/breakfast room ideal for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The family bathroom and en-suite provide ample facilities for busy mornings and evening routines, ensuring that everyone has their own space to unwind.

The property also features parking for multiple vehicles, a valuable asset in today's busy world, and a generous rear garden backing onto fields.

Cornish Hall End is a picturesque location, offering a peaceful environment while still being within easy reach of local amenities and transport links. This home presents an excellent opportunity for those looking to settle in a friendly community.

- **Three Bedroom Semi-Detached Family Home**
- **Two Reception Rooms**
- **Kitchen/Breakfast Room**
- **En-Suite Facilities & Family Bathroom**
- **Generous Rear Garden With Two Patios Areas**
- **Overlooking Farmland**
- **Potential To Extend 'STP'**
- **Superb Village Location**
- **Easy Access To Local Amenities**

Entrance Hall
Entered via front door, stairs rising to first floor landing, doors leading to:-

Kitchen/Breakfast Room
19'11" x 8'9" (6.08 x 2.68)
Window to rear aspect, glazed door to rear aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, inset hob with extractor fan over, integrated oven & grill, space for washing machine, space for tumble dryer, space for fridge/freezer, space for dishwasher.

Dining Room
12'7" x 11'9" (3.84 x 3.60)
Bay window to front aspect.

Lounge
15'3" x 10'9" (4.65 x 3.28)
Window to front aspect, patio sliding doors to rear aspect.

First Floor Landing
Doors leading to:-

Bedroom One
11'4" x 10'9" (3.46 x 3.28)
Window to front aspect, door to wardrobe, door leading to:-

En-Suite
Window to rear aspect, fitted with a fully tiled shower cubicle with glass enclosure, low level W.C & wash hand basin in vanity unit, tiled walls, wall mounted heated towel rail.

Bedroom Two
16'5" x 10'0" (5.02 x 3.06)
Window to front aspect, range of fitted wardrobes.

Bedroom Three
12'11" x 8'7" (3.95 x 2.63)
Window to rear aspect, airing cupboard.

Family Bathroom
Opaque window to rear aspect, tile enclosed bath, wash hand basin with pedestal, low level W.C.

Rear Garden
The rear garden is a fantastic size and made up of a generous patio area perfect for entertaining with the majority laid to lawn. There are various mature trees, shrubs and a further patio seating area at the foot of the garden enjoying views over open farmland and two sheds. One of the sheds has power suitable for home office.

Driveway Parking
Suitable for multiple vehicles.