

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk



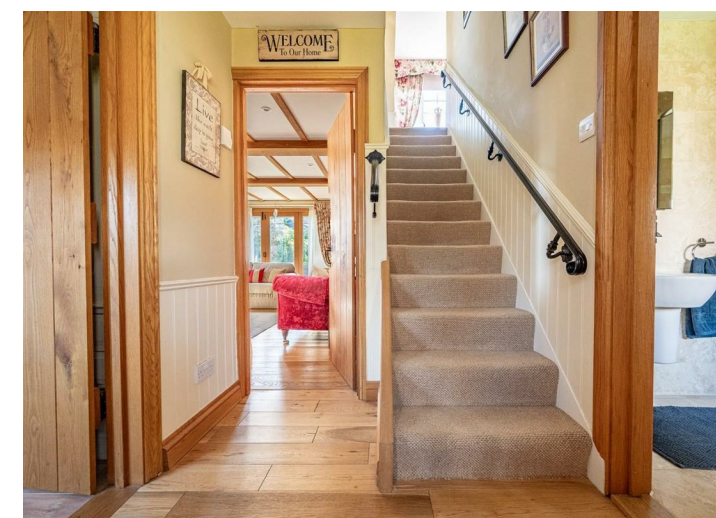
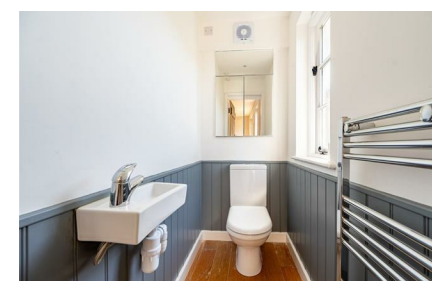
SHALFORD ROAD, RAYNE, BRAINTREE, ESSEX

OFFERS OVER £700,000



SHALFORD ROAD RAYNE BRAINTREE

This impressive three bedroom detached family home boasting a self contained one bedroom annexe is located in the popular village of Rayne close to local amenities. The ground floor accommodation comprises:- lounge, dining room, kitchen/breakfast room, utility room, bedroom three, family bathroom, cloakroom, entrance hall and porch. On the first floor are two bedrooms with en-suite facilities to the principal bedroom. The one bedroom annexe accommodation comprises:- open plan kitchen/dining/lounge, cloakroom, one bedroom and a bathroom. Externally the property benefits from a generous rear garden, single garage and ample driveway parking.





Gardens

To the rear of the property is a patio area with steps leading to the remainder lawn with a variety of mature shrubs and trees. The garden is fully enclosed by timber fencing with side access via a timber gate. To the bottom of the garden is a detached outbuilding with window to side aspect and double doors to front aspect. To the front of the property is an additional lawn with a variety of mature shrubs & trees. A shingle pathway leads to the front door accessed via picket gate and enclosed by picket fencing. The annexe benefits from its own separate courtyard garden.

Driveway

To the front of the property is a sweeping shingle driveway providing parking for multiple vehicles.

Single Garage

Double doors, power, lighting. the garage could be incorporated into the annexe if desired.

- Three Bedroom Detached Family Home
- One Bedroom Annexe
- Generous Rear Garden
- Single Garage With Ample Driveway Parking
- Established Front garden
- Two Receptions
- Kitchen/Breakfast Room
- Utility Room
- Bathroom & En-Suite
- Walking Distance To Local Amenities

Porch

Two windows to front aspect, solid wood flooring, radiator, inset spotlights, power points, doors to.

Cloakroom

W.C, wash hand basin with vanity unit below, solid Oak flooring, inset spotlights.

Kitchen/Breakfast Room

13'5" x 11'10" (4.09m x 3.61m)

Window to rear aspect, two Velux windows, base and eye level units with solid Oak & Granite working surface over and breakfast area, space for rangemaster cooker with extractor over, inset Butler sink with drainer, integrated dishwasher, integrated fridge/freezer, vaulted ceiling with exposed timbers, tiled flooring, power points, radiator, built-in storage cupboard, opening to dining room, door to.

Utility Room

11'3" x 4'8" (3.43m x 1.42m)

Window to side aspect, base and eye level units with complimentary working surface over, space for washing machine, space for tumble dryer, inset sink with drainer, inset spotlights, extractor fan, tiled flooring, part tiled walls, power points, door to rear aspect.

Dining Room

11'1" x 16'5" (3.38m x 5.00m)

Bi-folding doors leading to the rear garden, exposed timbers, solid Oak flooring, inset spotlights, radiator, power points, door to.

Lounge

15'7" x 14'2" (4.75m x 4.32m)

Bi-folding doors leading to the rear garden, two windows to side aspect, feature fireplace with wood burning stove, solid Oak flooring, exposed timbers, radiator, inset spotlights, power points, T.V point, door to.

Entrance Hall

Solid Oak flooring, radiator, power points, inset spotlights, stairs rising to the first floor landing, doors to.

Bedroom Three

11' x 7'9" (3.35m x 2.36m)

Window to front aspect, wood effect flooring, radiator, power points.

Bathroom

Opaque window to front aspect, enclosed bath with mixer taps & shower attachment, enclosed shower, wash hand basin with pedestal, W.C, heated towel rail, inset spotlights, part tiled walls, part wood panelled walls, tiled flooring.





First Floor Landing

Window to rear aspect, doors to.

Principal Bedroom

15'4" x 14'2" (max measurements) (4.67m x 4.32m (max measurements))

Windows to multiple aspects, wood effect flooring, radiator, power points, T.V point, eaves storage, door to.

En-Suite

Double glazed opaque window to front aspect, enclosed shower with glass enclosure, W.C, wash hand basin, fully tiled, inset spotlights.

Bedroom Two

12'6" x 8'10" (3.81m x 2.69m)

Windows to multiple aspects, inset spotlights, wood effect flooring, radiator, power points, eaves storage.

One Bedroom Annexe Accommodation

Open Plan Kitchen/Dining/Lounge

17'5" x 11'6" (5.31m x 3.51m)

Windows to multiple aspects, base and eye level units with complimentary working surfaces over, inset 1 1/2 bowl sink with drainer unit, inset oven with extractor over, space for

American style fridge/freezer, space for washing machine, two radiators, inset spotlights, power points, built-in understairs storage cupboard, stairs rising to the first floor landing, French doors leading to a private rear garden, door to.

Cloakroom

opaque window to rear aspect, W.C, wash hand basin, heated towel rail, part wood panelled walls, solid wood flooring, inset spotlights, extractor fan.

First Floor Landing

Window to rear aspect, doors to.

Bedroom

12'6" x 11'3" (max measurements) (3.81m x 3.43m (max measurements))

Window to front aspect, radiator, power points, inset spotlights.

Bathroom

Port hole window to side aspect, freestanding bath with mixer taps, W.C, wash hand basin with vanity unit below, heated towel rail, inset spotlights, extractor fan, part wood panelled walls.

