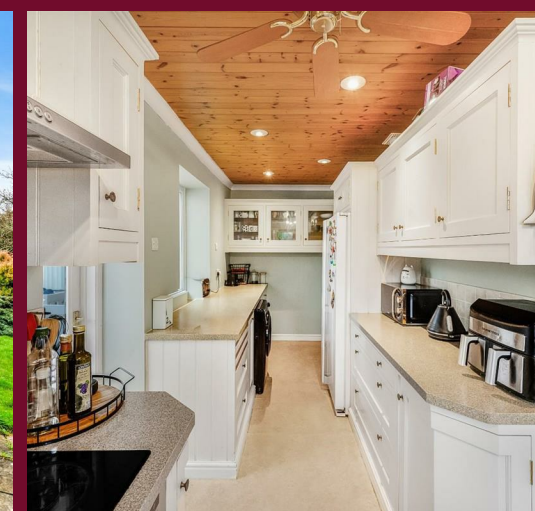


# DANIEL BREWER

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#### 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.

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**VAUXHALL DRIVE, BRAINTREE, ESSEX, CM7 2NJ**

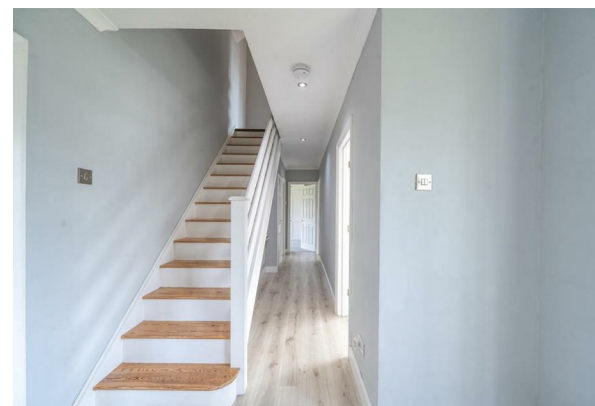
**GUIDE PRICE £425,000**



VAUXHALL DRIVE  
BRAINTREE  
ESSEX  
CM7 2NJ



*\*\*\*No Onward Chain\*\*\* Commanding a corner plot position on an established residential road in the commuter town of Braintree is this three/four bedroom detached chalet bungalow. The ground floor accommodation comprises:- living room, kitchen, conservatory, two bedrooms, family bathroom and entrance hall. On the first floor are a further two bedrooms. Externally the property boasts a double length garage, driveway parking and wraparound gardens.*





#### **Entrance Hall**

Accessed via UPVC partly glazed front door:- laminate flooring, radiator, power points, inset spotlights, stairs rising to the first floor landing, doors to.

#### **Lounge**

14' x 11' (4.27m x 3.35m) Windows to multiple aspects, electric feature fire place with surround, wall mounted radiator, power points, light fitting, TV point.

#### **Kitchen**

19' 5" x 9' (5.92m x 2.74m) UPVC double glazed 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, four ring induction hob with extractor over, space for washing machine, space for American style fridge/freezer, inset spotlights, ceiling mounted fan, tongue and groove ceiling, power points, door to.

#### **Conservatory**

UPVC double glazed windows to multiple aspects, power points, UPVC double glazed French doors leading to the rear garden.

#### **Principal Bedroom**

12' 6" x 10' (3.81m x 3.05m) UPVC Double glazed window to rear aspect, radiator, a range of fitted wardrobes and drawers, power points.

#### **Bedroom Four/Dining Room**

13' 5" x 11' (4.09m x 3.35m) Window to front aspect, radiator, power points.

- Three/Four Bedroom Detached Chalet Bungalow
- Double Length Garage With Driveway Parking
- Wraparound Gardens
- No Onward Chain
- Lounge
- Conservatory
- Bathroom
- Entrance Hall
- Flexible Living Layout
- Potential To Further Extend (STP)





#### **Family Bathroom**

UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with vanity units, heated towel rail, wall mounted vanity mirror, inset spotlights, extractor fan.

#### **First Floor Landing**

Doors to.

#### **Bedroom Two**

14' 6" x 9' 5" (4.42m x 2.87m) UPVC double glazed window to front aspect, radiator, power points.

#### **Bedroom Three**

9' 7" x 8' (2.92m x 2.44m) UPVC double glazed window to rear aspect, radiator, light fittings, power points.

#### **Wraparound Gardens**

To the rear of the property is a patio area lading to the remainder lawn with a variety of mature shrubs. Side access is granted via a timber gate. To the side and front of the property is a lawn area with mature hedging and a block paved pathway leading to the front door and side gate.

#### **Double Length Garage With Driveway**

To the side of the property is a double length garage with power, lighting, window to rear aspect and electric up & over door. To the front of the garage is a block paved driveway.

