



- Four bedroom house
- Detached house
- Double garage
- En-suite to master
- Kings Park Village
- Good sized garden
- three reception rooms
- Easy access to the A120

### 5 Bouchier Avenue, Braintree, Essex. CM7 9FY.

\*\* £400,000 - £425,000 \*\*Occupying a tranquil Cul De Sac position on the frequently requested Kings Park Development, is this well presented four double bedroom detached house with a double garage. The property is offered for sale in good condition both inside & outside, giving a purchaser an excellent opportunity to acquire this spacious family home. Internally there is an array of spacious living accommodation and on the ground floor some highlights include; a well equipped and recently refitted kitchen with granite worktops, separate dining room, a ground floor cloakroom, a large living room and a light & airy conservatory.



# Property Details.

## Entrance Hall

UPVC door to front, textured ceiling, radiator, solid wood flooring, under stairs storage, stairs rising to first floor

## Cloakroom

Textured ceiling, radiator, opaque double glazed window to front, low level W/C, hand wash basin, part tiled walls

## Kitchen / Diner



9' 02" x 23' 04" (2.79m x 7.11m) Smooth ceiling, radiator, granite floor tiles, double glazed window to front & rear aspect, matching wall & base units, granite worktops, sink with inset drainer, integrated combination oven x2, integrated dishwasher, integrated washing machine, wine cooler, spotlights

## Dining Room



10' 11" x 9' 0" (3.33m x 2.74m) Textured ceiling, radiator, double glazed window to front, television point

## Lounge



11' 11" x 16' 02" (3.63m x 4.93m) Textured ceiling, radiator, double glazed window to rear, television point, telephone point, access to conservatory;

## Conservatory



11' 03" x 10' 06" (3.43m x 3.20m) UPVC sealed unit, dwarf wall beneath, solid wood flooring, UPVC doors to side

## First Floor Landing

Textured ceiling, door to airing cupboard, loft access

# Property Details.

## Bedroom One



12' 03" x 12' 01" (3.73m x 3.68m) Textured ceiling, radiator, double glazed window to front, television point, door to En-suite;

## En-suite

Smooth ceiling, heated chrome towel rail, opaque double glazed window to front, low level W/C, his and hers sink with vanity unit, extractor fan, shower cubicle which is fully tiled, shaver point, spotlights

## Bedroom Two



9' 04" x 12' 02" (2.84m x 3.71m) Textured ceiling, radiator, double glazed window to front, television point

## Bedroom Three



11' 0" x 9' 07" (3.35m x 2.92m) Textured ceiling, radiator, double glazed window to rear, television point

## Bedroom Four

8' 09" x 11' 02" (2.67m x 3.40m) Textured ceiling, radiator, double glazed window to rear, television point

## Family Bathroom

Textured ceiling, heated chrome towel rail, opaque double glazed window to rear, low level W/C, hand wash basin, panelled bath with shower over, tiled walls, vinyl floor, extractor

## Rear Garden



Mainly laid to lawn, large patio area, side access via a wooden gate, outside tap, outside light, large pergola, access to double garage;

## Double Garage & Parking

Accessed via the driveway, up & over door, power & lighting, eves storage

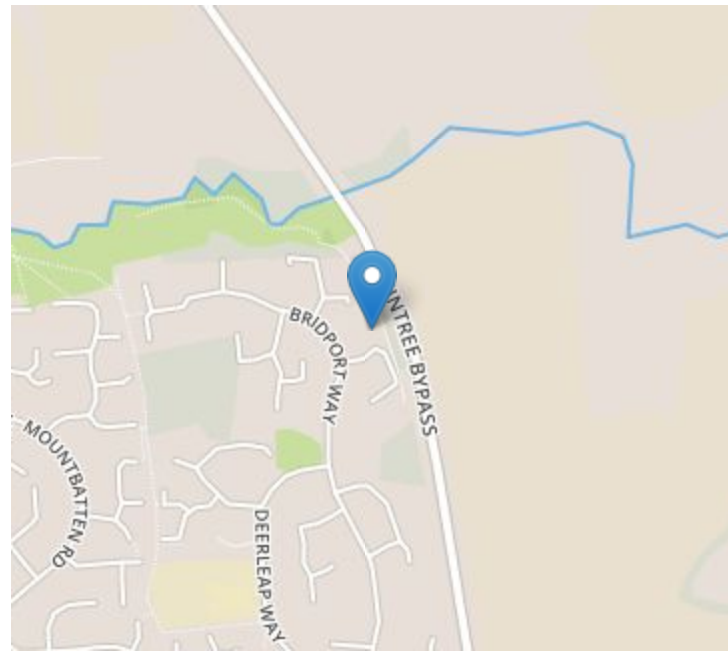
# Property Details.

## Floorplans

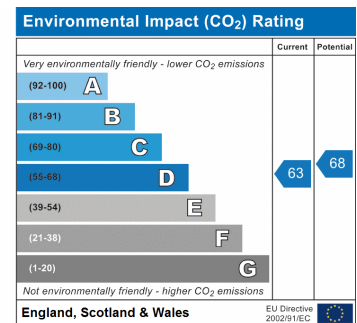
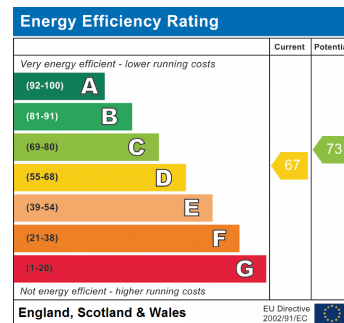


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.