



- Three bedroom house
- Semi detached
- Ground floor shower room / Utility
- Short walk to the town centre
- Conservatory
- New combination boiler
- Notley High catchment
- Easy access to the train station

3 Hillside Gardens, Braintree, Essex. CM7 1DH.

Situated within easy reach of both the Braintree town centre & the train station is this well presented three bedroom semi detached house, which falls within the Notley High School Catchment Area. New to the market, the property offers spacious living accommodation arranged over two reception rooms, making this an ideal family home for a variety of prospective purchasers. The ground floor accommodation comprises an entrance hall that provides access to the first floor, a lounge with an open fireplace, a recently refitted kitchen, a UPVC conservatory, and a ground floor shower room & utility. On the first floor, there are three well-appointed bedrooms and a refitted family bathroom suite. Outside, there is a low maintenance rear garden and ample parking bays to the front of the house.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, engineered oak flooring, stairs rising to the first floor, doors to;

Lounge



14' 7" x 11' 5" (4.45m x 3.48m) Double glazed window to front, engineered oak flooring, radiator, open fireplace with ornate surround, television & telephone point.

Kitchen



11' 5" x 8' 4" (3.48m x 2.54m) Double glazed French doors to rear, radiator, vinyl flooring, matching wall & base units with worktops over, integrated oven & hob with extractor over, tiled splashbacks.

Conservatory



14' 6" x 9' 0" (4.42m x 2.74m) UPVC sealed unit with windows to multiple aspects, tiled floor, French doors to the rear garden.

Shower Room / Utility



Double glazed window to rear, vinyl flooring, heated towel rail, shower cubicle which is fully tiled, WC, hand wash basin, plumbing for appliances.

First Floor Landing

Loft access, storage cupboard, doors to;

Property Details.

Bedroom One



13' 7" x 11' 7" (4.14m x 3.53m) Double glazed window to rear, radiator, built-in wardrobes.

Bedroom Two



10' 0" x 8' 8" (3.05m x 2.64m) Double glazed window to front, radiator.

Bedroom Three



8' 5" x 6' 0" (2.57m x 1.83m) Double glazed window to front, radiator, built-in storage cupboard.

Family Bathroom



Opaque double glazed window to rear, heated chrome towel rail, WC, hand wash basin, panelled bath glass screen & shower attachment, vinyl flooring.

Rear Garden



Mainly laid to lawn, patio area, outside tap & lighting, enclosed by panelled fencing, side access via a wooden gate.

Property Details.

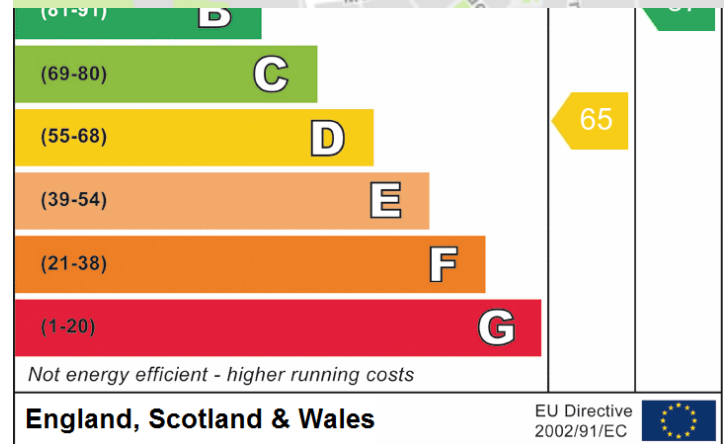
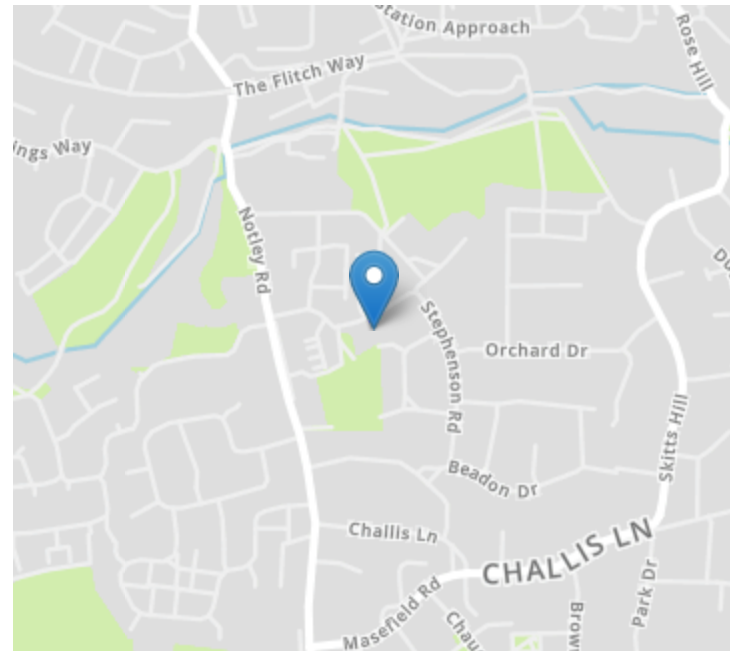
Floorplans



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Location



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.