



- Four bedroom house
- Fully detached
- Kings Park Development
- Double garage
- Corner plot
- Three reception rooms
- Recently refitted kitchen
- New en suite to master
- No onward chain
- Well presented throughout

18 Hereford Drive, Braintree, Essex. CM7 9FX.

** Guide Price £425,000 - £450,000 **

Occupying both a fantastic corner plot and a tranquil Cul De Sac Position within the frequently requested Kings Park Development is this well-established four DOUBLE bedroom detached house. The property comes to the market in good decorative order throughout, whilst enjoying the added benefit of a recently refitted kitchen & an en suite shower room, offering a low maintenance family home for a variety of purchasers. The ground floor accommodation is arranged over three well-appointed reception rooms and some highlights include; an entrance hall, cloakroom, a spacious lounge with patio doors to the rear garden, a separate dining room, study, and a recently refitted kitchen. On the first floor, there are four double bedrooms with a contemporary en suite to the master, and the family bathroom. As previously mentioned, the property sits on a fabulous South West facing corner plot which includes a double garage, and a driveway that provides off



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, wood effect laminate flooring, door to storage cupboard, fitted storage under stairs, stairs rising to the first floor, doors to accommodation;

Cloakroom

Opaque double glazed window to front, radiator, WC, hand wash basin, tiled floor, part tiled walls.

Lounge



16' 2" x 12' 0" (4.93m x 3.66m) Double glazed window & patio doors to rear, radiator, wood effect laminate flooring, gas fire with ornate surround, television & telephone point.

Dining Room



10' 9" x 9' 0" (3.28m x 2.74m) Double glazed window to front, radiator, wood effect laminate flooring.

Study



9' 2" x 7' 3" (2.79m x 2.21m) Double glazed window to front, radiator, wood effect laminate flooring, fitted office furniture.

Kitchen



15' 6" x 9' 1" (4.72m x 2.77m) Double glazed window to rear, double glazed door to side, matching high gloss wall & base units with worktops over, inset sink with side drainer unit, tiled floor, integrated double oven, integrated microwave oven, hob with extractor hood over, integrated fridge/freezer, integrated washing machine, plumbing for dishwasher.

First Floor Landing

Radiator, loft access, door to airing cupboard, doors to;

Bedroom One



13' 0" x 12' 1" (3.96m x 3.68m) Double glazed window to front, radiator, fitted wardrobes, door to en suite;

Property Details.

En suite

Opaque double glazed window to front, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, extractor fan, shower cubicle, wet boards to walls.

Bedroom Two



12' 7" x 9' 3" (3.84m x 2.82m) Double glazed window to front, radiator, built-in storage cupboard.

Bedroom Three



11' 1" x 8' 8" (3.38m x 2.64m) Double glazed window to rear, radiator.

Bedroom Four



11' 6" MAX x 9' 5" (3.51m x 2.87m) Double glazed window to rear, radiator.

Family Bathroom



Opaque double glazed window to rear, radiator, WC, hand wash basin, panelled bath with shower attachment, tiled walls & floor.

Rear Garden



There is a generous rear garden that commences with a paved patio area, remainder laid to lawn, enclosed by a brick wall & panelled fencing, outside tap & lighting, side access via a wooden gate.

Side Garden



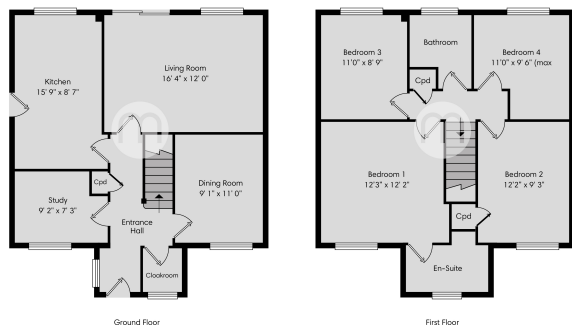
There is a paved patio area that could possibly accommodate a side extension (STPP).

Double Garage

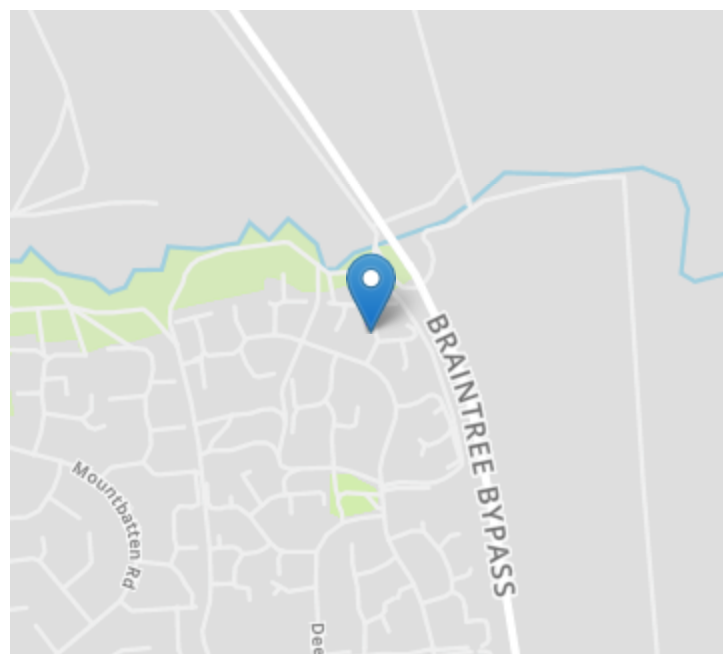
There is a double garage with two up & over doors, parking in front of the garage.

Property Details.

Floorplans



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.