



- Four bedroom house
- Semi detached
- Extended
- Kitchen/diner
- Spacious lounge
- Popular village location
- En suite to master
- Well presented throughout
- Study
- Ample off road parking

4 Elm Walk, Rayne, Braintree, Essex. CM77 6ES.

Situated in the popular village of Rayne which is conveniently positioned within close proximity to the Braintree town centre, Primary & Secondary Schooling, and the Flitch Way, is this well presented and deceptively spacious four bedroom semi-detached house. The property comes to the market in excellent order throughout, offering a stylish and versatile family home for a variety of prospective purchasers. The ground floor accommodation features a welcoming entrance hall that provides access to the first floor, a large 28' lounge/diner with French doors to the rear garden, a spacious kitchen/diner, and a study. On the first floor, you will find four well-appointed bedrooms with an en suite to the master, and a contemporary family bathroom. Outside, the property is further enhanced by having an attractive and well maintained rear garden, and a block paved driveway to the front of the property. New to the market, early internal viewing is strongly advised.



Property Details.

Entrance Hall



Part glazed entrance hall to front, radiator, stairs rising to the first floor.

Lounge



28' 3" x 12' 7" (8.61 m x 3.84m) Radiator, double glazed window to front, double glazed French doors to rear, fireplace with ornate surround, under stairs storage cupboard, opening to;

Kitchen/Diner



16' 3" x 15' 5" MAX (4.95m x 4.70m) Double glazed window & French doors to rear, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, integrated double

oven, gas hob with extractor over, integrated dishwasher, space for American style fridge/freezer, space for appliances.

Study

10' 4" x 6' 11" (3.15m x 2.11m) Power points & internet connection.

First Floor Landing

Loft access, doors to;

Bedroom One



13' 2" x 14' 7" (4.01 m x 4.45m) Two double glazed windows to front, radiator, door to;

En suite



Obscure double glazed window to side, heated chrome towel rail, WC, pedestal hand wash basin, shower cubicle which is fully tiled, tiled walls, extractor fan.

Property Details.

Bedroom Two



16' 2" x 9' 8" (4.93m x 2.95m) Double glazed window to front, radiator.

Bedroom Three



10' 6" x 9' 8" (3.20m x 2.95m) Double glazed window to rear, radiator.

Bedroom Four



9' 8" x 6' 9" (2.95m x 2.06m) Double glazed window to rear, radiator.

Bathroom



Obscure double glazed window to rear, heated chrome towel, WC, pedestal hand wash basin, panelled bath with shower over, tiled walls, extractor fan.

Rear Garden



The rear garden commences with a paved patio area with steps up to a lawned area, enclosed by panelled fencing, side access, outside tap & lighting, shed to remain.

Parking

There is a block paved driveway to the front of the property that provides off-road parking for numerous vehicles, access to part converted garage.

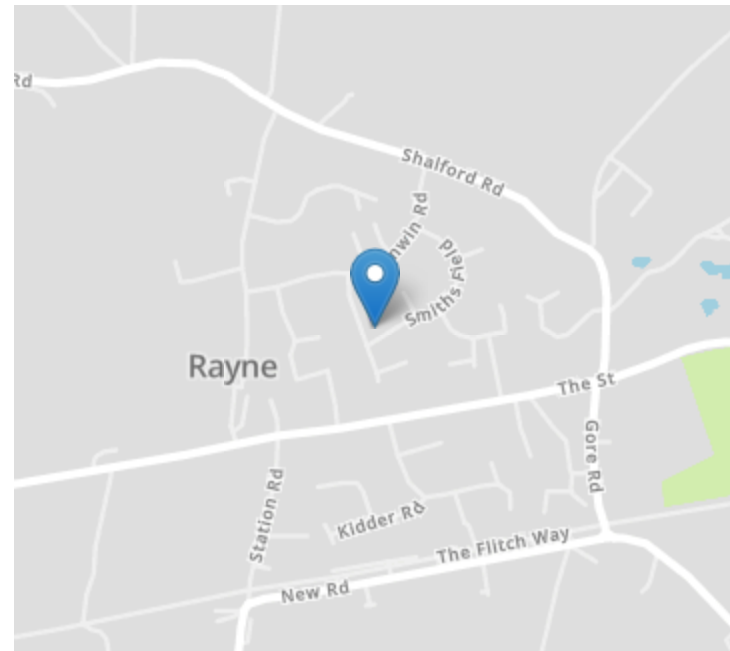
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.