



- 3/4 Bedroom Detached House
- Fabulous 0.5 Acre Plot (Subject To Land Registry)
- Private & Gated Entrance
- Integral Double Garage
- Potential To Extend/Develop (STPP)
- Versatile Accommodation
- Three Generous Reception Rooms
- Kitchen/Breakfast Room With Separate Utility
- Gas Central Heating UPVC Windows
- New To The Market

## 45 High Garrett, Braintree, Essex. CM7 5NR.

Michaels Property Consultants are pleased to present “Brick Kiln”—an architecturally impressive and generously proportioned 3/4-bedroom detached residence, occupying a stunning wrap-around plot of approximately 0.5 acres, set within the desirable hamlet of High Garrett.





# Property Details.

## Ground Floor

### Entrance Hall

### Reception Room/Snug



21' 4" x 11' 3" (6.50m x 3.43m)

### Dining Room



17' 2" x 11' 10" (5.23m x 3.61m)

### WC

### Kitchen/Breakfast Room



19' 4" x 12' 0" (5.89m x 3.66m)

### Utility Room

5' 5" x 4' 6" (1.65m x 1.37m)

### Living Room



23' 1" x 17' 10" (7.04m x 5.44m)

# Property Details.

## First Floor

### Bedroom One



17' 2" x 11' 10" (5.23m x 3.61m)

### Bedroom Two



12' 9" x 9' 10" (3.89m x 3.00m)

### Bedroom Three

12' 9" x 9' 2" (3.89m x 2.79m)

### Family Bathroom

## Outside

### Extensive Front, Side, Rear Gardens



### Integral Double Garage

23' 1" x 17' 10" (7.04m x 5.44m)

### Store Room

11' 10" x 11' 9" (3.61m x 3.58m)

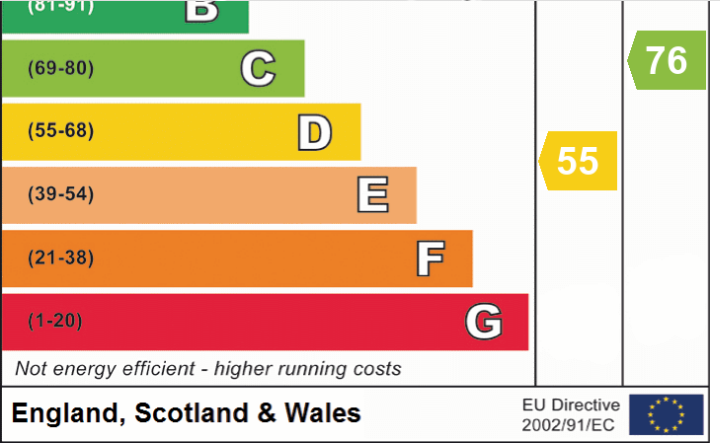


# Property Details.

## Floorplans



## 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.