



- Four/Five Bedroom Detached Residence
- Private Rear Enclosed Garden
- Sought After South Braintree Location
- Easy Access To Town & Station
- Generous Room Sizes
- Converted Garage Creating 5th Bedroom

2 Hazel Grove, Braintree, Essex. CM7 2LX.

** Guide Price £450,000 - £500,000 **

Michaels Property Consultants are pleased to present to the market this well-established and deceptively spacious four/five-bedroom detached house, occupying an excellent plot on the ever-sought-after Hazel Grove. Favourably positioned South of the well-served Braintree town centre, this ideal family home offers easy access to the mainline railway station, Primary and secondary Schooling, and the A131 which provides a direct route into Chelmsford's City Centre.



Property Details.

Ground Floor

Entrance Porch

7' 09" x 3' 04" (2.36m x 1.02m) Entrance door to front aspect, obscure window to side aspect, radiator.

Entrance Hall

13' 05" x 6' 02" (4.09m x 1.88m) Smooth ceiling, radiator, double glazed obscure window to front aspect, telephone point, stairs ascending to first floor, wooden flooring.

Lounge/Diner



25' 06" x 12' 05" (7.77m x 3.78m) Smooth ceiling, radiator x2, double glazed window to front aspect, double glazed French doors to rear aspect, TV point, feature fireplace.

Kitchen



13' 03" x 8' 09" (4.04m x 2.67m) Smooth ceiling, inset spotlights, double glazed window to rear aspect, matching wall and base units with solid wood work surfaces, inset sink with drainer and bowl, part tiled walls, tiled flooring, space and plumbing for appliances, integrated oven with induction hob and extractor over, integrated dishwasher, integrated fridge/freezer.

Family Area



14' 04" x 8' 09" (4.37m x 2.67m) Smooth ceiling, inset spotlights, vertical radiator, double glazed obscure window to side aspect, double glazed French doors to rear aspect, vinyl flooring.

Cloakroom

7' 05" x 2' 11" (2.26m x 0.89m) Smooth ceiling, inset spotlights, radiator, low level WC, vanity wash hand basin.

Bedroom Five

14' 08" x 6' 11" (4.47m x 2.11m) Smooth ceiling, vertical radiator, double glazed window to front aspect, access to storage cupboard housing gas metre, access to airing cupboard housing boiler and tank.

First Floor

Landing

Smooth ceiling, inset spotlights, radiator, double glazed obscure window to side aspect, access to loft, access to all bedrooms and family bathroom.

Bedroom One



Property Details.

12' 08" x 12' 04" (3.86m x 3.76m) Smooth ceiling, inset spotlights, radiator, double glazed window to rear aspect.

En-Suite



6' 05" x 5' 05" (1.96m x 1.65m) Smooth ceiling, inset spotlights, heated towel rail radiator, double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, walk in shower cubicle, extractor fan, fully tiled walls, tiled flooring.

Bedroom Two



14' 07" x 7' 06" (4.45m x 2.29m) Smooth ceiling, radiator, double glazed window to front aspect, TV point.

Bedroom Three



12' 06" x 10' 10" (3.81m x 3.30m) Smooth ceiling, radiator, double glazed window to front aspect, TV point.

Bedroom Four

9' 06" x 7' 10" (2.90m x 2.39m) Smooth ceiling, radiator, double glazed window to front aspect, built in wardrobe.

Family Bathroom

7' 02" x 6' 0" (2.18m x 1.83m) Smooth ceiling, inset spotlights, heated towel rail radiator, double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, panelled jacuzzi bath with shower attachment, extractor fan, fully tiled walls, vinyl flooring.

External

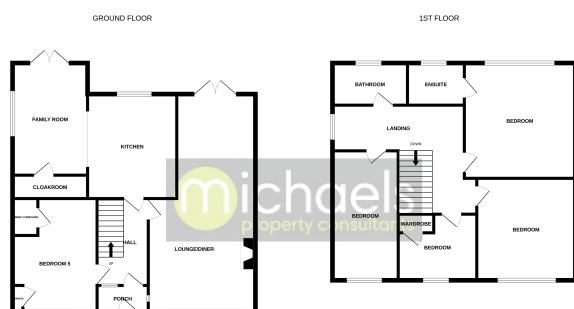
Rear Garden



South-West facing rear garden commencing with decking area, majority laid to lawn, wooden shed to remain.

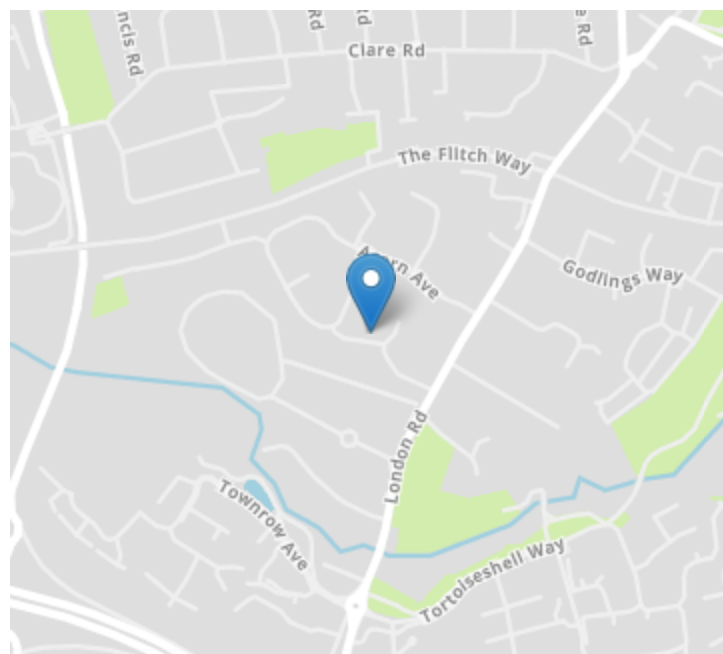
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of space, dimensions, areas and any other data are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for guidance purposes only and should not be relied on for the purchase of property. The services, systems and appliances shown may not have been tested and no guarantee is given in this respect. Property can be purchased with or without fixtures and fittings. Plans are not to scale.

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.