



- Four bedroom house
- Semi detached
- Well presented throughout
- Spacious living accommodation
- Sought after village of Rayne
- Garage & Driveway
- New UPVC windows
- New boiler
- Landscaped rear garden
- Ground floor shower room

15 Medley Road, Rayne, Braintree, Essex. CM77 6TQ.

** Guide Price £335,000 - £350,000 **

Nestled within this family orientated development which makes up part of the village of Rayne, is this much improved & well presented four DOUBLE bedroom semi-detached house. The village itself offers a fantastic range of local amenities some of which include a local shop, post office, a selection of pubs/restaurants, and a very highly regarded Primary School. On the ground floor, the property features an entrance porch which is accessed via a composite front door, a ground floor shower room/WC, a spacious lounge that provides access to the first floor, a well-equipped kitchen, and a separate dining room. On the first floor, there are four double bedrooms and a refitted family bathroom.



Property Details.

Entrance Porch

Accessed via a composite door, vinyl flooring, doors to;

Shower Room & W/C



Opaque double glazed window to front, radiator, WC, hand wash basin, tiled splashback, shower cubicle which is fully tiled.

Lounge



17' 0" x 16' 9" (5.18m x 5.11m) Double glazed window to front, wood effect laminate flooring, radiator, television & telephone point, stairs rising to the first floor, door to;

Kitchen



12' 3" x 8' 1" (3.73m x 2.46m) Double glazed window to rear, double glazed door to side, radiator, wall mounted boiler, matching wall & base units with worktops over, inset sink with side drainer unit, oven & hob with extractor over, integrated fridge/freezer & dishwasher, door to;

Dining Room



13' " x 8' 6" (NaNm x 2.59m) Double glazed patio doors to rear garden, radiator.

First Floor Landing

Loft hatch with ladder, doors to;

Property Details.

Bedroom One



14' 5" x 10' 1" (4.39m x 3.07m) Double glazed window to front, radiator.

Bedroom Two



9' 7" x 8' 5" (2.92m x 2.57m) Double glazed window to rear, radiator.

Bedroom Three



9' 7" x 8' 3" (2.92m x 2.51 m) Double glazed window to rear, radiator.

Bedroom Four

10' 8" x 6' 9" (3.25m x 2.06m) Double glazed window to front, radiator.

Bathroom



Opaque double glazed window to side, WC, hand wash basin, panelled bath with shower over, tiled walls & floor.

Rear Garden



Mainly laid to lawn, decking area, concrete patio to the rear of the garden, side access via wooden gate, outside tap & lighting, enclosed by panelled fencing.

Garage

There is a single garage with up & over door en block.

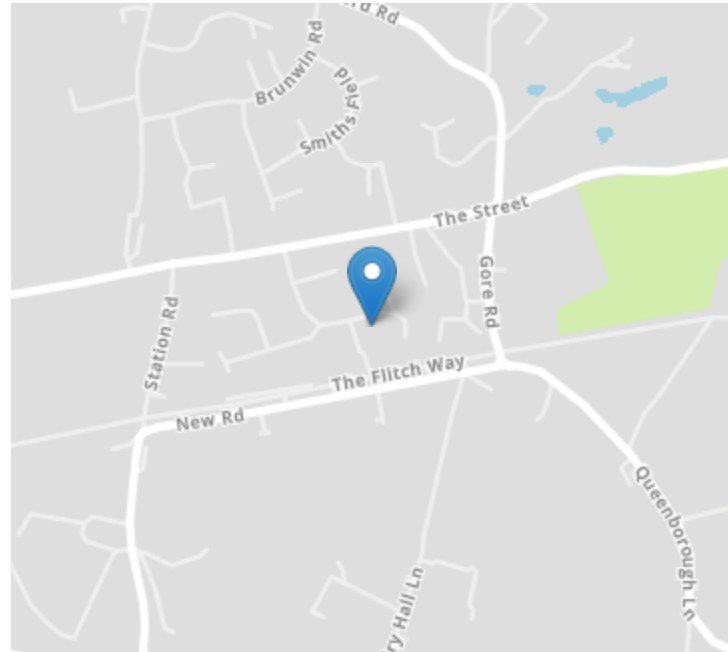
Parking

There is a block-paved driveway to the front of the property that provides off road parking for 3 vehicles.

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.