



- Five bedroom semi detached house
- Heavily extended
- Driveway & Off road parking
- Stunning kitchen with granite worktops
- En suite to master
- Cloakroom
- Alarm system
- Easy access too the town centre
- Fireplace & log burner
- UPVC windows

215 Rayne Road, Braintree, Essex. CM7 2QF.

** Guide Price £375,000 - £400,000 ** Situated within easy reach of both the town centre & the train station, is this heavily extended five DOUBLE bedroom semi detached house, which offers a tasteful blend of character features, along with a variety of contemporary fixtures & fittings. The property enjoys an abundance of spacious accommodation spread across three floors, offering a versatile home for a variety of prospective purchasers. The ground floor features an entrance hall, cloakroom, boot room, lounge with feature log burner & oak flooring, and a fabulous kitchen/diner with a glass atrium roof and granite worktops.



Property Details.

Entrance Hall

Entry door to front, tiled floor, under stairs storage cupboard, stairs to first floor, radiator, doors to;

Cloakroom

Opaque double glazed window to side, low-level W/C, wash hand basin with vanity unit underneath

Lounge



14' 2" x 12' 2" (4.32m x 3.71m) Double glazed bay window to front, oak flooring, radiator, television & telephone point, cast iron fireplace with log burner

Kitchen/Diner



19' 3" x 18' 9" (5.87m x 5.71m) Double glazed windows to the rear atrium, double glazed door to side, tiled floor, radiator, air conditioning unit, matching wall & base units, center island with ceramic butler sink, granite worktops, integrated steam oven, space for range cooker, space for American style fridge/freezer, integrated dishwasher

Boot Room

Double glazed door to front, double doors to rear, access to the rear garden

Property Details.

Bedroom One



18' 3" MAX x 13' 0" (5.56m x 3.96m) Double glazed window to rear, radiator, door to;

En suite

Opaque double glazed window to front, heated chrome towel rail, low-level W/C, wash hand basin, double shower which is fully tiled, tiled walls, tiled floor

Bedroom Two

17' 3" x 13' 8" (5.26m x 4.17m) Velux window to front & rear, radiator

Family Bathroom



Opaque double glazed window to front, heated chrome towel rail, low-level W/C, wash hand basin, paneled bath, tiled walls, tiled floor

Bedroom Three

12' 0" x 9' 5" (3.66m x 2.87m) Double glazed window to rear, radiator, cast iron fireplace, fitted wardrobe

Bedroom Four

11' 2" x 11' 2" (3.40m x 3.40m) Double glazed window to front, radiator

Bedroom Five



13' 1" x 10' 2" (3.99m x 3.10m) Velux windows to front & rear, radiator, fitted storage

Shower Room

Velux window to rear, heated towel rail, low-level W/C, wash hand basin, shower cubicle which is fully tiled, tiled walls, tiled floor

Rear Garden



Mainly laid to lawn, patio area, raised decking, enclosed by paneled fencing, outside tap & lighting

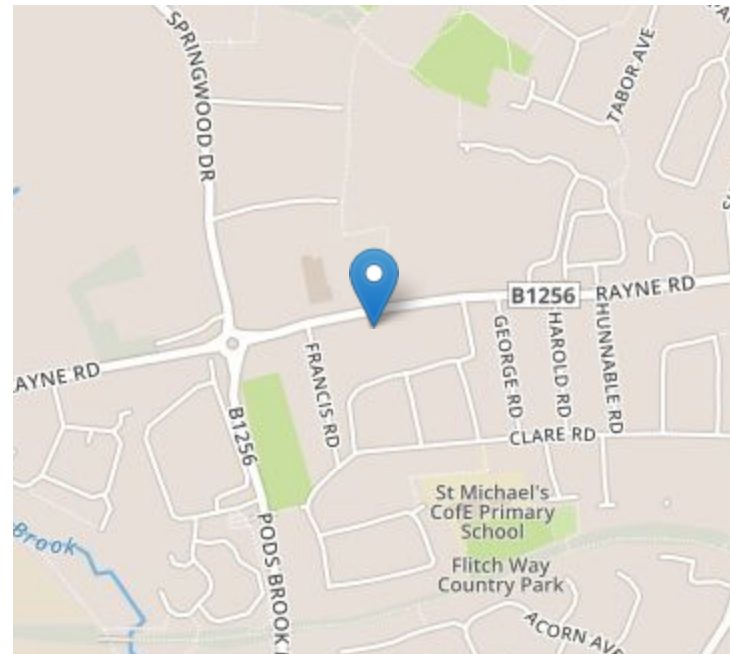
Frontage

There is a driveway to the front of the property which provides off road parking for 2/3 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.