



- Four bedroom house
- Detached
- Private mews position
- Double length garage with electric door
- Notley High school catchment
- En suite to master
- Utility room
- Solar panels
- Landscaped unoverlooked gardens
- Short walk to town & station

## 14 Longleaf Drive, Braintree, Essex. CM7 1XS.

Occupying a secluded & private mews position within this no through road, is this well presented & deceptively spacious four bedroom detached house which has been sympathetically improved and extended over the years. The property enjoys an array of spacious living accommodation arranged over three well-appointed reception rooms, offering a versatile family home for a variety of prospective purchasers. The ground floor features an entrance hall that provides access to the first floor, cloakroom, spacious lounge with a feature log burning stove, dining room, kitchen with a separate utility room, and an additional reception room. On the first floor, you will find four double bedrooms with an en suite to the master, and the recently refitted bathroom.



# Property Details.

Entrance Hall



Part glazed entry door to front, double glazed window to side, radiator, understairs storage cupboard, stairs to the first floor, doors to;

Cloakroom



Opaque double glazed window to side, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, tiled splashback.

Lounge



16' 2" x 13' 2" (4.93m x 4.01m) Double glazed window to front, radiator, log burner, double glazed doors to rear, television & telephone point.

Dining Room



12' 1" x 11' 8" (3.68m x 3.56m) Double glazed doors to rear, radiator, opening to;

Kitchen



12' 11" x 7' 1" (3.94m x 2.16m) Double glazed windows to side & rear, radiator, matching wall & base units with quartz worktops over; sink with drainer unit, integrated oven & hob with extractor over, tiled splashback, space for appliances, opening to;

Utility

9' 7" x 4' 6" (2.92m x 1.37m) matching wall & base units with worktops over, space for appliances.

Family Room

11' 3" x 9' 3" (3.43m x 2.82m) Double glazed window to front, radiator.

Bedroom One



13' 0" x 11' 8" (3.96m x 3.56m) Double glazed window to rear, radiator, built-in wardrobes, opening to;

# Property Details.

## En suite



Opaque double glazed window to rear, heated chrome towel rail, hand wash basin with vanity unit underneath, shower cubicle which is fully tiled,

## Bedroom Four



11' 1" x 7' 0" (3.38m x 2.13m) Double glazed window to front, radiator

## Bedroom Two



13' 0" x 10' 8" (3.96m x 3.25m) Double glazed window to rear, radiator, built-in wardrobes.

## Bathroom



Opaque double glazed window to side, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, bath with shower over, part tiled walls.

## Bedroom Three



16' 2" x 8' 3" (4.93m x 2.51m) Double glazed window to rear, radiator

## Rear Garden



Block paved patio area, mainly laid to lawn, raised decking area with pergola over, side access via gate, enclosed by paneled fencing, outside tap & light, access to the garage;

## Tandem Garage

Electric door power & lighting, eves storage above.

## Driveway

Private driveway to the front of the property that provides off road parking for multiple vehicles.

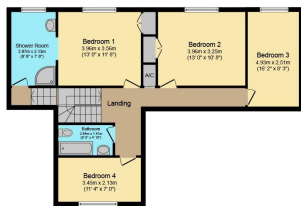
# Property Details.

## Floorplans



**Ground Floor**

Floor area 99.0 sq. m. (1,066 sq. ft.) approx



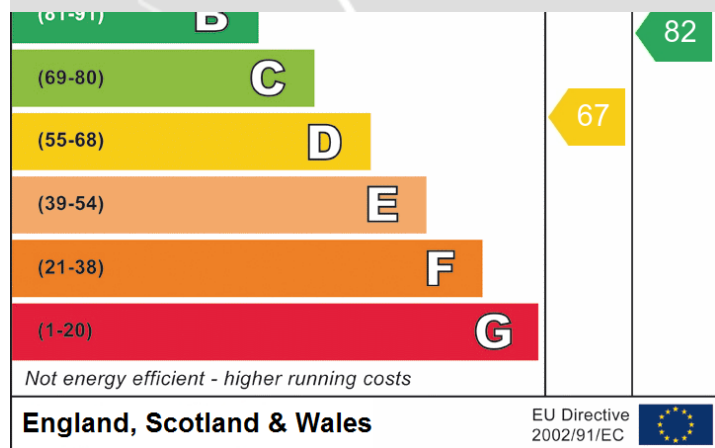
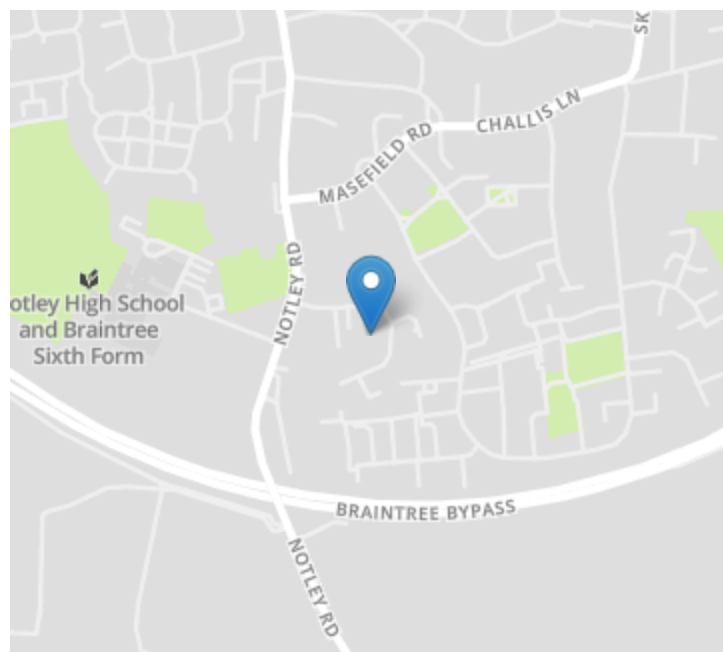
**First Floor**

Floor area 81.0 sq. m. (872 sq. ft.) approx

Total floor area 180.0 sq. m. (1,938 sq. ft.) approx

The floor plans for illustrative purposes only and may not be representative of the property. The position and size of doors, windows and other fixtures are approximate. Unauthorised reproduction prohibited in respect of this.

## 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.

