



- Four bedroom detached house
- Village of Rayne
- Well presented throughout
- Double garage & off road parking
- Large 29' lounge/diner
- No onward chain
- Refitted kitchen
- En suite to master

## 12 Philips Close, Rayne, Braintree, Essex . CM77 6DB.

\*\* Guide Price £500,000 - £525,000 \*\*

Occupying a fantastic South Facing plot within the frequently requested village of Rayne is this well-established four DOUBLE bedroom detached house offered for sale with no onward chain. The current owner of this impressive family home has been in residence since 1984 maintaining the property to an excellent standard throughout, offering a low maintenance purchase for a variety of prospective buyers. The spacious accommodation features an entrance hall that provides access to the first floor, a cloakroom, an impressive 29' lounge/diner, a recently refitted kitchen with a separate utility room, four double bedrooms with an en suite to the master, and the family bathroom.



# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, under stairs storage cupboard, stairs rising to the first floor, doors to;

## Cloakroom



Obscure double glazed window to front, radiator, WC, pedestal hand wash basin with tiled splashback, tiled floor.

## Lounge/Diner



Double glazed window to front, double glazed door to rear garden, television & telephone point, coal-burning stove with ornate surround.

## Kitchen



Double glazed window to rear, matching wall & base units with worktops over, inset sink with side drainer unit, tiled floor, wine cooler, integrated double oven/plate warmer/microwave oven, space for American style, integrated dishwasher.

## Utility



Double glazed door to side, matching wall & base units with worktops over, inset sink, space for appliances.

## First Floor Landing

Doors to;

## Bedroom One



Double glazed window to front, radiator, built-in wardrobe, door to;

# Property Details.

## En suite



Obscure double glazed window to side, heated towel rail, WC, pedestal hand wash basin, extractor fan, shower cubicle which is fully tiled, tiled floor.

## Bedroom Two



Double glazed window to rear, radiator.

## Bedroom Three



Double glazed window to rear, radiator, loft access.

## Bedroom Four



Double glazed window to front, radiator.

## Rear Garden



The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, outside tap & lighting, flower beds, side access via a gate.

## Double Garage

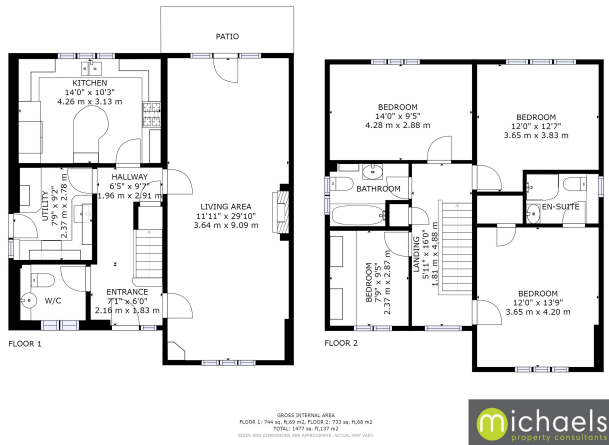
There is a double garage with up & over doors, eaves storage, power & lighting connected.

## Parking

There is a private driveway in front of the garage that provides off-road parking for 4 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.