



- Four bedroom house
- Semi detached
- Finished to a high standard
- Spacious open plan living accommodation
- Ample off road parking
- Large kitchen / diner
- Sought after village location
- Ground floor W/C
- Extended
- No onward chain

18 Lyons Hall Road, Braintree, Essex. CM7 9SG.

** Guide Price £370,000 - £380,000 **Nestled down a quiet and picturesque road in the highly sought after hamlet of High Garrett is this stunning four bedroom semi detached house, which has been fully refurbished to an excellent standard by a local developer. This tastefully finished property really is one of a kind and the attention to detail is excellent, offering a stylish and versatile family home, which enjoys an array of spacious living accommodation and a variety of upgraded fixtures and fittings throughout.



Property Details.

Entrance Hall

UPVC door to front, smooth ceiling, Amtico flooring, double glazed window to side

Lounge



15' 4" x 20' 0" (4.67m x 6.10m) Smooth ceiling, Amtico flooring, radiator, double glazed window to front, double glazed French doors to rear, television point, telephone point, Spotlights

Kitchen / Diner



20' 4" x 11' 0" (6.20m x 3.35m) Smooth ceiling, Amtico flooring, radiator, double glazed door to rear, double glazed window to front, shaker style wall & base units, worktop, sink with inset drainer unit, tiled splashback, electric double oven, electric hob with extractor over, integrated washing machine, integrated dishwasher, integrated fridge / freezer

Cloakroom

Smooth ceiling, Amtico flooring, low level W/C, hand wash basin, Tiled splashback, heated towel rail

First Floor Landing

Smooth ceiling, carpet, loft access

Bedroom One



12' 7" x 11' 0" (3.84m x 3.35m) Smooth ceiling, carpet, radiator, double glazed window to rear

Bedroom Two



12' 3" x 9' 2" (3.73m x 2.79m) Smooth ceiling, carpet, radiator, double glazed window to front, built in storage cupboard, fireplace with cast iron surround

Property Details.

Bedroom Three



11' 5" x 7' 8" (3.48m x 2.34m) Smooth ceiling, carpet, radiator, double glazed window to rear, fireplace with cast iron surround

Bedroom Four

11' 0" x 8' 3" (3.35m x 2.51 m) Smooth ceiling, carpet, radiator, double glazed window to front

Bathroom



Smooth ceiling, Amtico flooring, heated towel rail, double glazed window to rear, low level W/C, hand wash basin, panelled bath with shower attachment, shower cubicle which is fully tiled, extractor fan, part tiled walls

Rear Garden



Mainly laid to lawn, patio area, enclosed by panelled fencing, side access via a wooden gate

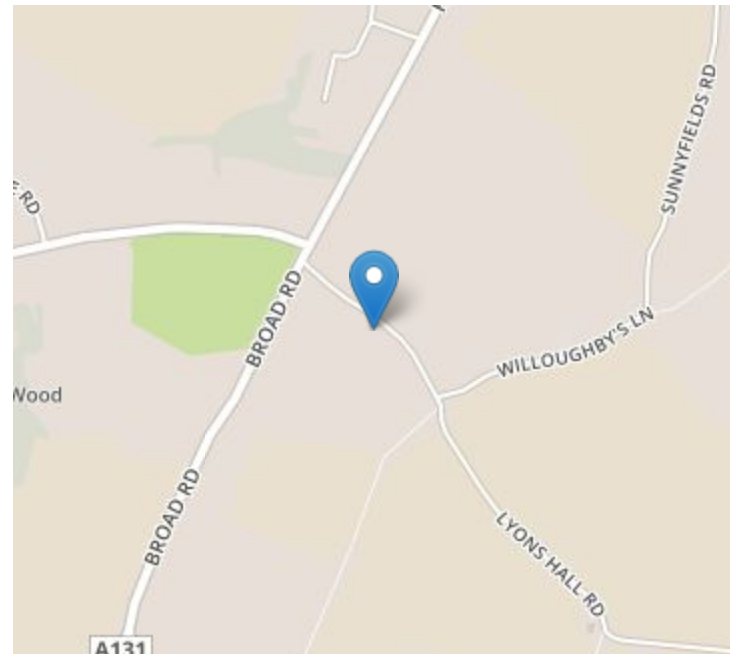
Frontage & Parking

Shingled driveway providing off road parking for multiple vehicles, lawn area, side access via a wooden gate, outside tap, enclosed by shrubs and panelled fencing

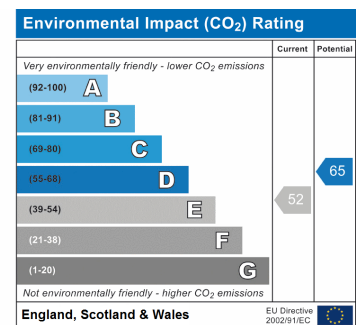
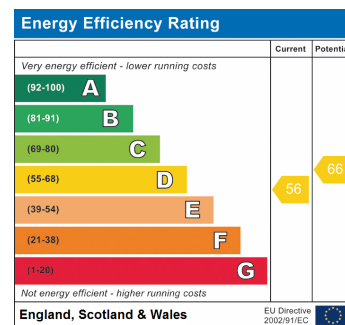
Property Details.

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.