



- Three Bedroom Home
- Staggered Terrace
- Driveway & Off Road Parking
- Easy Access To Town & Station
- Kitchen/Diner
- Well Presented Throughout
- New To The Market
- Gas Central Heating & UPVC Windows

## 44 Hillside Gardens, Braintree, Essex. CM7 1DH.

Michaels Property Consultants are pleased to present to the market, this well established three bedroom staggered terraced house, nestled within this ever-popular and family-orientated development, which is conveniently positioned within easy reach of both the Braintree High Street & the Railway Station. Ideal for families, the property comprised a large entrance hall, a generous kitchen/diner with plenty of space for a sizeable table, a lounge, three well-appointed bedrooms, and a family bathroom. Outside, the property offers an attractive & well-maintained rear garden, and a block-paved driveway to the front of the dwelling, that provides off-road parking for 2/3 vehicles.



# Property Details.

## Entrance Hall



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

## W/C

Obscure double glazed window to rear, WC, hand wash basin.

## Lounge



13' 2" x 11' 7" (4.01m x 3.53m) Double glazed window to front, radiator, television & telephone point.

## Kitchen/Diner



13' 2" x 11' 7" (4.01m x 3.53m) Double glazed window to rear, radiator, wall mounted boiler, matching wall & base units with laminate worktops over, tiled splashback, inset sink with side drainer unit, space for American style fridge/freezer, cooker point with extractor over, space/plumbing for appliances.

## First Floor Landing

Airing cupboard, storage cupboard, loft access, doors to;

## Bedroom One



13' 5" MAX x 10' 3" (4.09m x 3.12m) Double glazed window to front, radiator.

# Property Details.

## Bedroom Two



11' 4" x 10' 4" (3.45m x 3.15m) Double glazed window to rear, radiator, built-in wardrobe/storage cupboard.

## Bedroom Three

8' 8" x 8' 6" MAX (2.64m x 2.59m) Double glazed window to front, radiator, door to cupboard over the stairs.

## Bathroom



Obscure double glazed window to rear, heated towel rail, WC, hand wash basin, panelled bath with shower over, tiled walls.

## Rear Garden



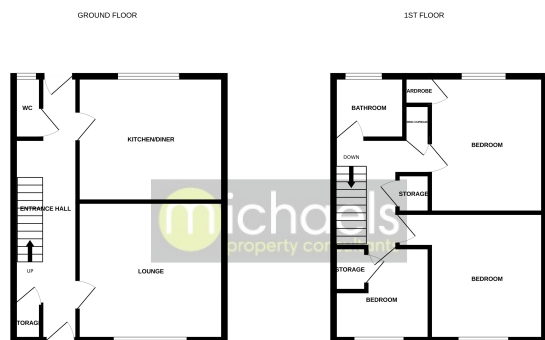
The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, generous outbuilding & shed to remain, and an outside tap.

## Parking

There is a block-paved driveway to the front of the dwelling that provides off-road parking for 2/3 vehicles.

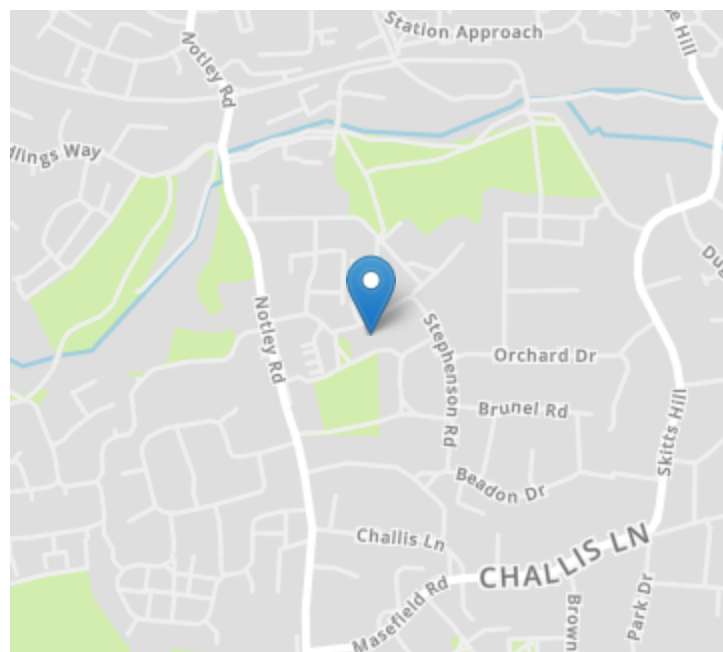
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of space, dimensions, areas and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the proposed purchase. The services, systems and appliances shown here may not have been tested and no guarantee is given in this regard. In planning for the future, please refer to the planning 10/2/21.

## 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.