



- Three bedroom house
- Semi detached
- Finished to an excellent standard
- Garage & off road parking
- Newly fitted kitchen
- Cloakroom
- Conservatory
- Popular location
- Cul de sac position
- Gas central heating & UPVC windows

## 31 Grayling Close, Braintree, Essex. CM7 1WW.

\*\* Guide Price £335,000 - £350,000 \*\*

Forming part of this family orientated development which is situated off the frequently requested London Road, is this beautifully presented three bedroom semi detached house. This stunning property comes to the market in excellent order both internally & externally, offering a low maintenance family home for a variety of prospective purchasers. The internal accommodation comprises an entrance hall, cloakroom, spacious lounge, a recently refitted High Gloss kitchen, conservatory, three well-appointed bedrooms, and a contemporary family bathroom. Outside, the property is further enhanced by having a recently landscaped rear garden with a decking area housing a hot tub, single garage, and off-road parking. Please call Michaels Property Consultants for further details.



# Property Details.

## Entrance Hall



Entry door to front, radiator, stairs to the first floor, doors to;

## Cloakroom



Opaque double glazed window to front, heated chrome towel rail, tiled walls, WC. hand wash basin.

## Lounge



14' 0" x 11' 0" (4.27m x 3.35m) Double glazed windows to front & side, radiator, television & telephone point, door to storage cupboard, doors to;

## Kitchen/Breakfast Room



15' 0" x 8' 0" (4.57m x 2.44m) Double glazed window to rear, doors to conservatory, radiator, matching wall & base units, worktops, inset sink with drainer unit, integrated oven, hob with extractor hood over, tiled splashback, space for fridge/freezer, space for appliances, wood effect laminate flooring, door to the garage;

## Conservatory



13' 0" x 10' 1" (3.96m x 3.07m) UPVC sealed unit, dwarf wall beneath, French doors to the rear garden

## First Floor Landing

# Property Details.

## Bedroom One



12' 0" x 8' 1" (3.66m x 2.46m) Double glazed window to rear, radiator

## Bedroom Two



10' 0" x 8' 1" (3.05m x 2.46m) Double glazed window to front, radiator

## Bedroom Three



7' 0" x 6' 0" (2.13m x 1.83m) Double glazed window to rear, radiator

## Bathroom



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

## Rear garden



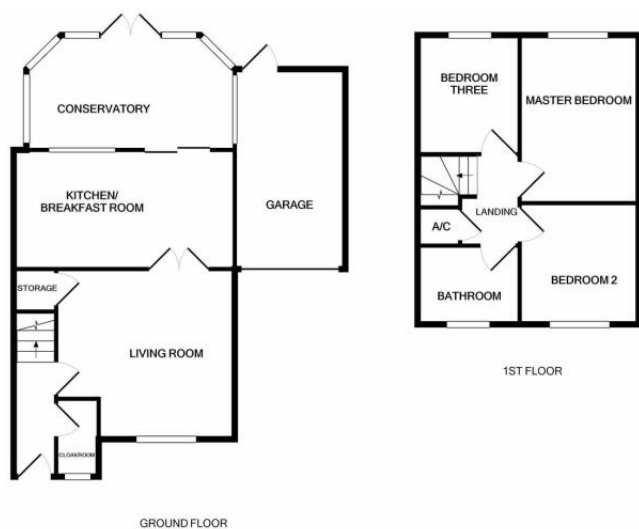
Artificial grass, shingled area, paved patio, enclosed by paneled fencing, side access via garage, outside tap & light, decking area with outside sockets for hot tub

## Garage & Parking

Single garage with up & over door, power & lighting

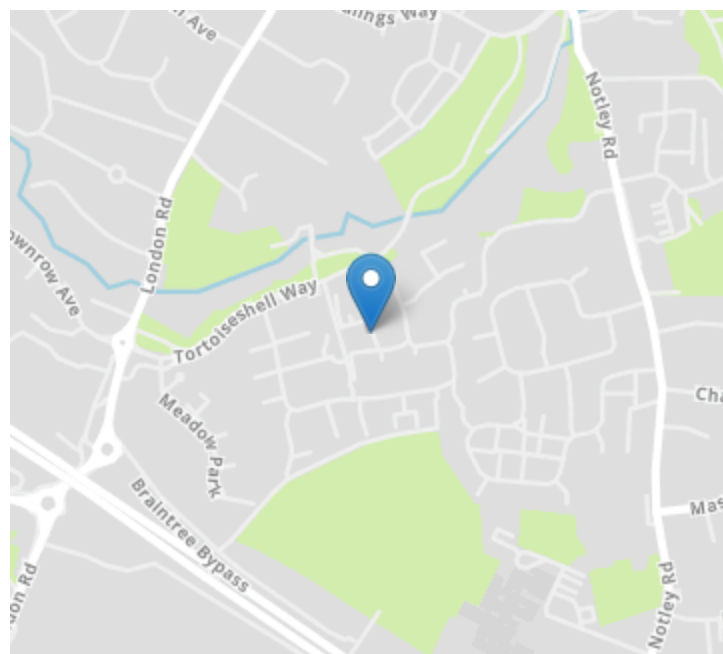
# Property Details.

## Floorplans

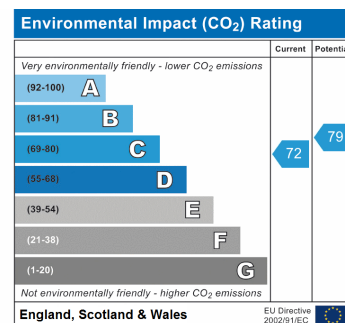
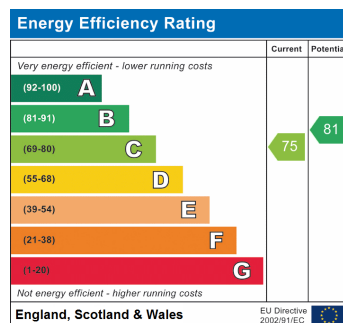


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.