



1 Hitcham Mews, Braintree, Essex. CM7 1YT.

£310,000 Freehold



A popular design of Three Bedroom Semi-Detached House with a detached garage and larger than average size rear garden. With good access to the Town and Railway Station (London Liverpool Street approx.1 hour) and local schools close on hand a early appointment is recommended

rightmove

OnTheMarket

Zoopla



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## LOCATION

The accommodation with gas fired heating and double glazing comprises approximately:

## **Groundfloor**

### ENTRANCE HALL

Leading to:

### CLOAKROOM

Low level flushing suite. Wash hand basin.

### LOUNGE

16'9 x 14'5

Window to front. Sliding patio doors leading to and over looking the rear garden. Gas fired Stove/Burner to fire place.

### KITCHEN

8'6 x 8'0

Window to rear. A range of both low and high level units incorporating Ceramic hob and under cooker with extractor over. Inset sink unit. Plumbing for automatic appliances.

## **First Floor**

### LANDING

Airing cupboard

### BEDROOM ONE

13'9 x 8'3

Window to rear.

### BEDROOM TWO

11'2 x 8'5

Window to rear and side.

### BEDROOM THREE

8'9 x 5'11

Window to front.

## BATHROOM

Bathroom suite comprising panelled bath with shower attachment and screen, pedestal wash hand basin and low level flushing suite. Frosted window. Tiled splashback.

## **Outside**

### GARAGE

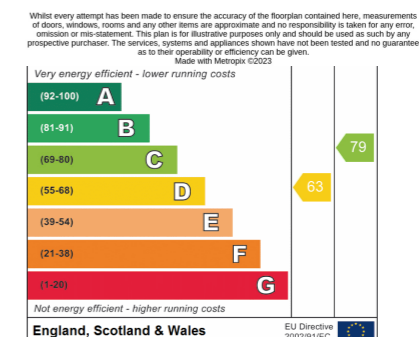
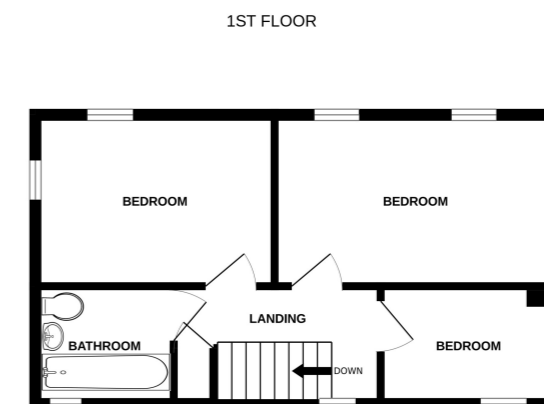
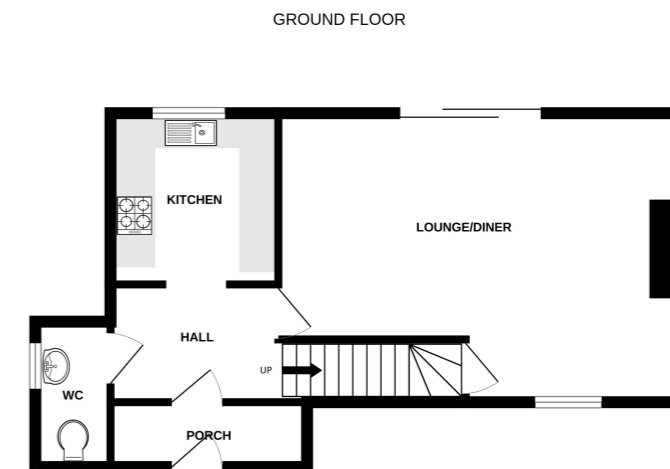
Independent Drive. Up and over door. Personal to rear. Light and power.

### FRONT GARDEN

Hard landscaped with extra parking.

### REAR GARDEN

Landscaped with terraces and ideal area for entertaining. Large storage shed. Screened by mature trees to rear



**AGENTS NOTE** NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.