



- Five bedroom house
- Semi detached
- Off road parking for multiple vehicles
- Heavily extended
- Potential for further development (STPP)
- Garage
- Short walk to the train station
- Utility
- 180ft plot (approx)
- Spacious living accommodation

102 Skitts Hill, Braintree, Essex. CM7 1AS.

** Guide Price £350,000 - £375,000 ** A heavily extended and incredibly spacious five DOUBLE bedroom semi detached house, situated within close proximity to both Braintree's vibrant town centre and the train station. The current owners have built a substantial double storey extension to the side of the property, which has added two large double bedrooms and a fabulous 23ft living room. Given that there is still a large access route down the side of the house, we feel there is the opportunity for another large extension or likewise the potential to build another dwelling in the rear garden with it's separate access (STPP). The internal accommodation comprise entrance hall, large living room, double aspect kitchen / diner, separate utility, five well appointed bedrooms and a family shower room. Outside there is large rear garden which measures in excess of 100ft, driveway for multiple vehicles and a single garage. An internal viewing is strongly advised to avoid much disappointment....



Property Details.

Entrance Porch

Double glazed door to front, double glazed door to accommodation;

Hallway

Radiator, stairs to first floor, under stairs storage cupboard

Lounge



23' 1" x 14' 9" (7.04m x 4.50m) Smooth ceiling, radiator, carpeted floor, double glazed window to front, television & telephone point, double glazed doors to rear,

Kitchen / Diner



25' 0" x 13' 5" (7.62m x 4.09m) Vinyl flooring, radiator, double glazed windows to rear, matching wall & base units, worktops, sink with inset drainer unit, space for appliances, door to pantry;

Utility

10' 9" x 6' 5" (3.28m x 1.96m) Radiator, tiled floor, double glazed window to rear, matching wall & base units, worktops, sink with inset drainer unit, double glazed door to rear

First Floor Landing

Loft hatch, access to bedrooms;

Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m) Double glazed window to front, radiator, fitted wardrobes

Bedroom Two

11' 6" x 11' 11" (3.51m x 3.63m) Double glazed window to rear, radiator

Bedroom Three



13' 6" x 10' 2" (4.11m x 3.10m) Double glazed window to front, radiator

Bedroom Four

Double glazed window to rear, radiator

Bedroom Five

7' 7" x 6' 0" (2.31m x 1.83m) Double glazed window to front

Shower Room

Heated towel rail. opaque double glazed window to rear, hand wash basin, double shower cubicle, tiled walls, tiled floor

Separate Cloakroom

Radiator, opaque double glazed to rear, low level W/C, hand wash basin, tiled splashback

Rear Garden



Mainly laid to lawn, large patio area, enclosed by panelled fencing, outside tap & light, access to garage;

Property Details.

Parking & Garage

Tarmacked driveway which provides off road parking for multiple vehicles, single garage

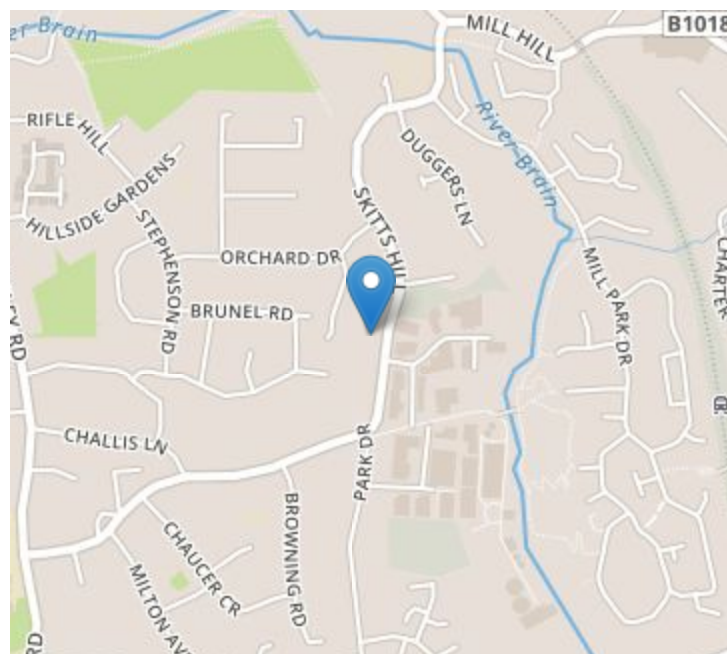
Property Details.

Floorplans

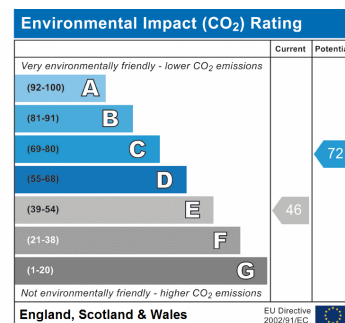
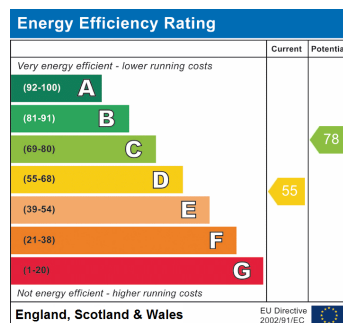


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.