



- Three bedroom detached house
- Newly built extension
- Popular Kings Park Development
- Stunning kitchen/diner
- En suite to master
- Garage & off road parking
- Complete onward chain
- Lyons Hall School catchment

1 Hereford Drive, Braintree, Essex. CM7 9FX.

A truly stunning example of three bedroom detached house that has been both sympathetically extended & refurbished to create this deceptively spacious and extremely versatile property. Forming part of the ever sought after Kings Park Development which falls within the catchment area for the OFSTED OUTSTANDING Lyons Hall Primary, we feel this impressive residence would make an ideal family home for a variety of prospective purchasers. The accommodation comprises an entrance hall that provides access to the first floor, cloakroom, a spacious lounge that opens onto a recently built dining area/playroom, a fabulous kitchen/diner which boasts a range of fitted appliances & granite worktops, three well-appointed bedrooms with an en suite to the master, and the family bathroom. Outside, the property is further enhanced by having an attractive and well-maintained rear garden, a single garage, and a driveway that provides off-road parking for one vehicle. New to the market, early internal viewing is strongly advised.



Property Details.

Entrance Hall

Part glazed entry door to front, stairs to first floor, doors to;

Cloakroom



Obscure double glazed window to front, radiator, WC, hand wash basin with vanity unit underneath, tiled splashback.

Lounge



15' 4" x 15' 1" MAX (4.67m x 4.60m) Double glazed window to front, radiator, under stairs storage cupboard, television & telephone point, opening to;

Dining Room/Playroom



11' 7" x 9' 1" (3.53m x 2.77m) Double glazed window to rear, ceiling lantern, double glazed French doors to side, radiator.

Kitchen/Diner



21' 4" x 9' 1" (6.50m x 2.77m) Double glazed windows to front & rear, double glazed door to side, radiator, matching wall & base units with granite worktops over, inset sink with side drainer unit, integrated oven & hob with extractor over, integrated appliances - Washing machine, dishwasher, fridge/freezer.

First Floor Landing

Double glazed window to rear, loft access, doors to;

Bedroom One



12' 1" x 10' 6" (3.68m x 3.20m) Double glazed window to front, radiator, door to;

Property Details.

En suite



Obscure double glazed window to side, radiator, WC, pedestal hand wash basin, extractor fan, shower cubicle which is fully tiled, part tiled walls.

Bathroom



Obscure double glazed window to rear, radiator, WC, pedestal hand wash basin, extractor fan, panelled bath with shower attachment over, part tiled walls.

Bedroom Two



12' 1" x 11' 9" (3.68m x 3.58m) Double glazed window to front, radiator, fitted wardrobes.

Rear Garden



The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, outside tap & lighting, enclosed by paneled fencing, door to garage, side access via a wooden gate.

Bedroom Three



8' 7" x 6' 5" (2.62m x 1.96m) Double glazed window to rear, radiator.

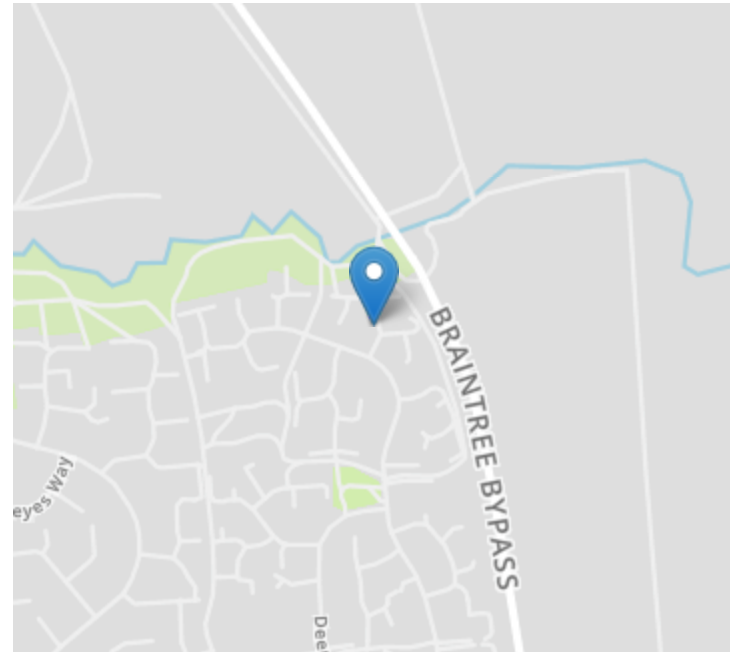
Garage & Parking

There is a single garage with an up & over door, parking in front of the garage.

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.