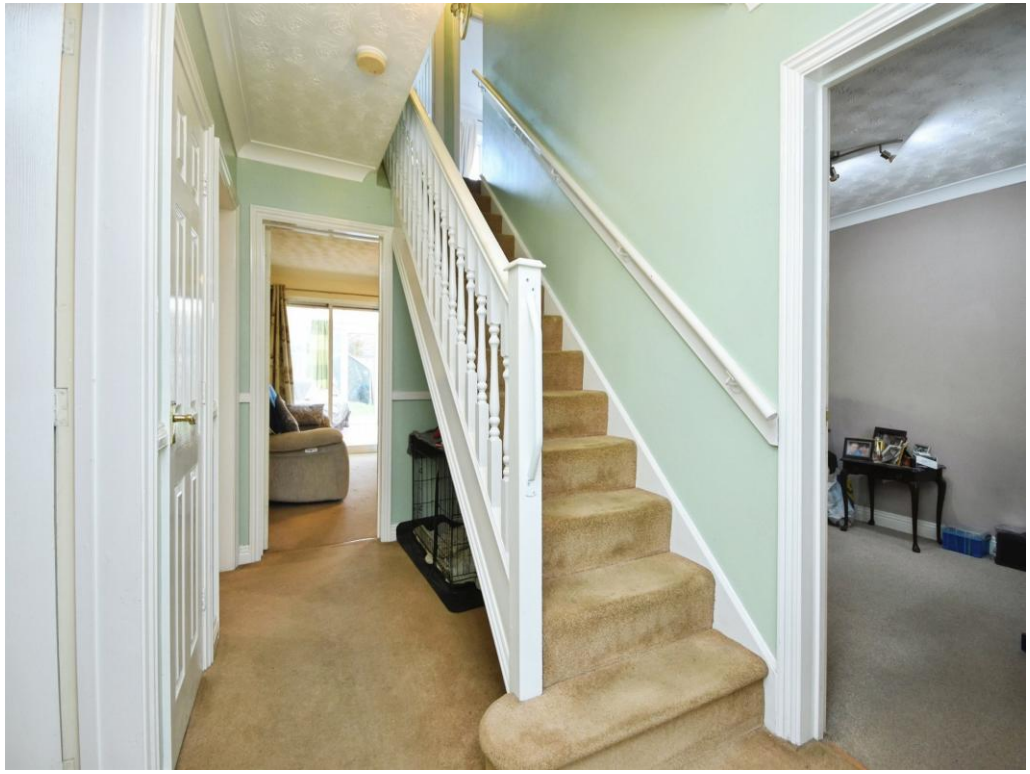


Connells

Hereford Drive
Braintree

# Hereford Drive
# Braintree CM7 9FX

for sale offers in excess of
**£475,000**







## Property Description

An excellent opportunity to acquire a spacious four-bedroom detached family home, situated on the highly sought-after Kings Park development in Hereford Drive. Offering generous and versatile living accommodation throughout. This fantastic home is sure to appeal to growing families.

The ground floor offers excellent living accommodation, comprising a welcoming lounge, separate dining room, fitted kitchen, conservatory and a dedicated study, ideal for those working from home. A convenient cloakroom completes the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. There is also a recently renovated family bathroom, finished to a modern standard.

Externally, the property continues to impress with a generous driveway providing ample off-road parking, leading to a double garage.

Located in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer.

Furthermore a Tesco Superstore is within a short distance.

Additionally this property is within walking distance to the reputable school 'Lyons Hall Primary School' making it a great choice for families with children.

The A131 and A120 are easily accessible.

Early viewing is highly recommended to fully appreciate the space and versatility this fantastic family home has to offer.

## Entrance Hall

Storage cupboard, stairs to First Floor, radiator, double glazed window to side aspect.

## Cloakroom

Low level WC, handwash basin, double glazed window to front aspect.

## Study

8' 10" Max x 7' 10" Max ( 2.69m Max x 2.39m Max )

Radiator, double glazed window to front aspect.

## Dining Room

11' x 9' 2" ( 3.35m x 2.79m )

Radiator, double glazed window to front aspect.

## Lounge

15' 11" x 12' 6" ( 4.85m x 3.81m )

Gas fire, radiator ,double glazed window to the rear aspect.

## Kitchen

15' 11" x 9' 2" ( 4.85m x 2.79m )

Inset sink one and half unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, electric oven, gas hob with extractor above, space for washing machine and fridge-freezer, breakfast bar, radiator, double glazed door to side aspect, double glazed window to the rear aspect.

## Conservatory

25' 3" x 14' 8" Max ( 7.70m x 4.47m Max )

two heating units, double glazed french doors to the rear aspect. range of double glazed windows to the rear aspect.

## First Floor Landing

Airing cupboard, loft hatch

## Bedroom One

13' x 11' 10" ( 3.96m x 3.61m )

Radiator, double glazed window to the front aspect.

## En-Suite

Low level WC, vanity sink unit, shower cubicle, heated towel rail, double glazed window to the front aspect.

## Bedroom Two

12' 10" x 9' 1" ( 3.91m x 2.77m )

Storage cupboard, radiator, double glazed window to front aspect

## Bedroom Three

11' 10" x 9' 2" ( 3.61m x 2.79m )

Radiator, double glazed window to rear aspect

## Bedroom Four

11' 9" Max x 9' 2" Max ( 3.58m Max x 2.79m Max )

Radiator, double glazed window to rear aspect

## Family Bathroom

7' 10" Max x 6' 3" Max ( 2.39m Max x 1.91m Max )

Low level WC, walk in shower with rainfall shower, vanity sink unit, heated towel rail, double glazed window to the rear aspect.

## Garden

Paved patio area, rest is laid to lawn with enclosed borders, side access, access door to rear of double garage







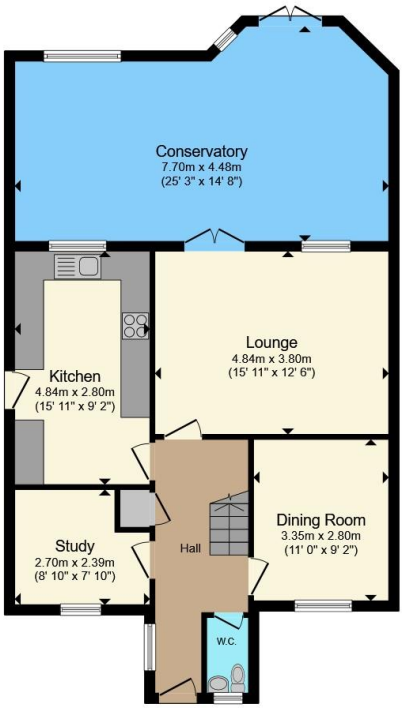




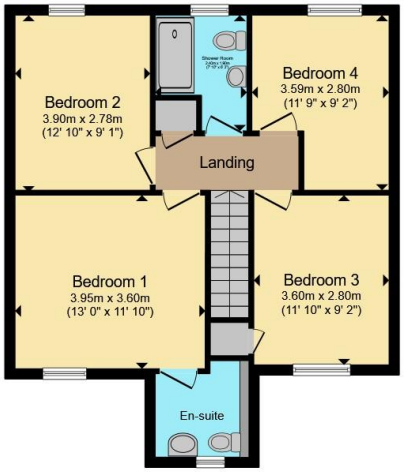




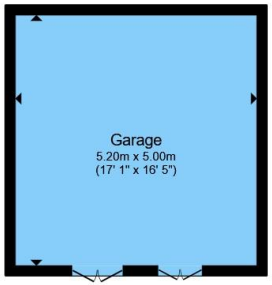

Sunflower
so that even on the
darkest
day you can
stand tall to find
the
sunlight




Ground Floor




First Floor




Garage

Total floor area 178.5 m² (1,921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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17 Great Square
BRAINTREE CM7 1TX

EPC Rating: Awaited

Council Tax Band: E

Tenure: Freehold

**view this property online connells.co.uk/Property/BRT308885**

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