

FOR SALE

Meadow Woods,
Queenborough Lane,
Braintree, Essex



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AN INDIVIDUALLY DESIGNED AND BUILT DETACHED FAMILY HOUSE SITUATED
IN AN ATTRACTIVE AND SOUGHT AFTER LOCATION ON THE EDGE OF
BRAINTREE YET CLOSE TO ALL LOCAL AMENITIES

- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Study
- 3 Bedrooms with En-suite to Master
- Family Bathroom
- Detached Double Garage
- Landscaped Rear Garden
- Ample Off Road Parking

£425,000 Freehold

For further information or to arrange a viewing
please call [01376 322222](tel:01376322222)

Meadow Woods, Queenborough Lane, Braintree is as previously mentioned an individually designed detached family house situated in a pleasant setting just off Queenborough Lane benefiting from well presented and good sized accommodation, ample off road parking, and attractive un-over looked rear garden.

The property is ideally located within reach of Great Notley Garden Village for its facilities and village public house and also the market town of Braintree is a short drive with its more comprehensive facilities and branch line railway station.

Accommodation with approximate room sizes is as follows –

ON THE GROUND FLOOR

Door leads through to the ENTRANCE HALL with wooden floor, turning stair to first floor with storage cupboard below and doors to.

CLOAKROOM with low level WC, wash hand basin. Frosted window to front Radiator.

SITTING ROOM 22'5 x 14'7 (6800 x 4400) Dual aspect room with double glazed window to front and double glazed French doors and windows leading onto rear garden. Inglenook style central fireplace. Two radiators. Wall light points. Door through to.

STUDY 10' x 6' 10 (3000 x 2000) Velux window to rear. Radiator .

DINING ROOM 14'5 x 10'7 (4300 x 3200) Double glazed window to front. Double radiator. Coving to ceiling. Wall lights.

KITCHEN 14'5 x 13'10 (4300 x 4200) Two double glazed windows to rear. Kitchen is attractively fitted with ample wall mounted units and roll topped work surfaces with matching draw and base units with central work surface Island. Inset sink unit. Space for cooker. Integrated dishwasher. Tiled splash backs to work surfaces and under unit lighting and tiled floor with under floor heating. Door through to utility room.

UTILITY ROOM which has the wall mounted oil fired boiler for central heating and domestic hot water. Provision for automatic washing machine. Radiator. Stable door to rear.

ON THE FIRST FLOOR

LANDING with airing cupboard. Velux window to rear. Access to loft space which we understand is half boarded. Doors to.

BEDROOM 1 14'6 x 13'3 (4400 x 4000) Double glazed windows to front and side. Radiator. Walk in dressing area and door through to en-suite.

EN-SUITE with fully tiled walls. Suite comprises panel enclosed bath, pedestal wash hand basin. Low level WC. Separate shower cubical. Ladder style radiator. Window to rear.

BEDROOM 2 13' increasing to 14'8 x 10'5 (3900 x 4400 by 3100) Double glazed window to front. Radiator. Eves storage cupboard.

BEDROOM 3 11'7 x 9'11 (3500 x 3000) Double glazed window to rear. Exposed floor. Radiator. Eaves storage cupboard.

FAMILY BATHROOM with white suite comprising low level WC. Pedestal wash hand basin. Panel enclosed bath with mixer taps and tiled surround. Double glazed frosted window to front.

OUTSIDE:

As previously mentioned the property is situated off Queenborough Lane and is approached via private drive way providing off road parking for approximately seven to eight vehicles extending to one side of the property and to the opposite side where can be found the double garage with swing doors. Power light connected. Stairs leading up to office/lobby room.

The rear garden is a particular feature of the property being of good size with attractively maintained gardens comprising of lawn areas and circular patios. Decking areas. Seating areas with numerous bushes. Trees and shrubs with outside lighting and garden shed beyond garage.

SERVICES:

ALL MAIN SERVICES ARE CONNECTED TO THE PROPERTY, WITH EXCEPTION OF GAS WHICH WE UNDERSTAND IS IN THE ROAD.

Note: We have not tested any of the services.

VIEWING: By appointment with the sole agents
JOSCELYNE CHASE TEL: (01376) 322 222.



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These particulars are believed to be correct
Joscelyne Chase do not guarantee their accuracy

