

No electrical or mechanical items at the property have been tested and intending purchasers must satisfy themselves as to their condition and serviceability.

For the purposes of anti-money laundering regulations, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

While we make every effort to make our sales particulars fair, accurate and reliable, they are only a general guide to the property, and accordingly, should not be relied upon as a statement of fact.

Our room sizes are an approximation and are only intended to provide general guidance. If you have any queries concerning these particulars please contact us to discuss them further.



14 Rushmoor Drive

Braintree
CM7 1TW

Offers in Excess of £450,000 Freehold

**** ONE OF THE LARGEST GARDENS ON THE DEVELOPMENT**

**** Situated within the hugely popular Heathlands Development is this FOUR bedroom detached family home, tucked away within a private drive, offering one of the largest gardens to be found within this location. Internally the property offers spacious living space, and comes with great sized bedrooms, as well as a double Garage and off road parking. For the commuter, Freeport Station is just a 3 minute walk from the property itself with direct trains to London Liverpool Street, whilst the town centre is also within short walking distance. Early viewing strongly advised.**



Ground Floor

Entrance Hall

Laminate wood flooring. Radiator. Carpeted stairs rising to First Floor. Under stairs storage cupboard.

Cloakroom

Comprising of a low level WC and wall-mounted wash hand basin. Tiled flooring. Obscure glazed UPVC window to front. Radiator.

Lounge

3.56m x 4.93m (11' 8" x 16' 2") Laminate wood flooring. UPVC window to front. Radiator. Feature gas fireplace. Double doors to:

Dining Room

3.3m x 3.76m (10' 10" x 12' 4") Tiled flooring. UPVC French doors leading to and overlooking the rear garden. Radiator.

Kitchen

2.59m x 5.28m (8' 6" x 17' 4") Comprising of a range of matching wall and base level units with roll edge worktops. Integral fridge/freezer and dishwasher. Space for oven with fitted extractor hood over. Stainless steel sink unit with mixer tap & drainer inset to worktop. Tiled flooring. UPVC windows to rear. Radiator. Tiled splashbacks. Ceiling spotlights. Extractor.

Utility Room

1.22m x 2.01m (4' 0" x 6' 7") Consisting of a range of wall and base level units with roll edge worktops. Integral washer/dryer. Plastic sink unit with mixer tap & drainer inset to worktop. Tiled flooring. Door leading to rear garden. Radiator. Tiled splashbacks.

Study

2.36m x 3.3m (7' 9" x 10' 10") Laminate wood flooring. UPVC window to front. Radiator.

First Floor

Landing

Laminate wood flooring. UPVC window to front. Radiator. Airing cupboard. Loft access hatch.

Bedroom One

3.56m x 4.01m (11' 8" x 13' 2") Laminate wood flooring. UPVC window to front. Radiator. Fitted wardrobes.

En-Suite

Suite comprising of a shower cubicle with power shower, a low level WC and a pedestal wash hand basin. Tiled flooring. Obscure glazed UPVC window to side. Tiled splashbacks. Ceiling spotlights. Extractor.

Bedroom Two

3m x 3.71m (9' 10" x 12' 2") Laminate wood floor. UPVC window to rear. Radiator. Fitted wardrobe.

Bedroom Three

2.57m x 3.45m (8' 5" x 11' 4") Laminate wood floor. UPVC window to rear. Radiator.

Bedroom Four

2.41m x 3.18m (7' 11" x 10' 5") Carpet flooring. UPVC window to front. Radiator. Fitted wardrobe.

Bathroom

Consisting of a panel bath, separate shower cubicle, a low level WC and wash hand basin inset to vanity unit. Tiled flooring. Obscure glazed UPVC window to rear. Radiator. Tiled splashbacks. Ceiling spotlights. Extractor.

Outside

Front of Property

Pathway approaching front entrance door. Side access gate. Stone shingled area.

Garage & Parking

The property is available with a detached double garage with two single up & over doors. Further driveway parking available directly in front of the double garage.

Rear of Property

Immediately commencing from the side of the property is a paved patio seating area with a personnel door into the double garage and a side access gate leading to the front. Paved pathway leading to the main area of the garden which is mainly laid to lawn. Enclosed by panel fencing. Border flowerbeds.



Not to Scale.
For Illustrative Purposes Only.

