PHILIP·JAMES·ESTATES







24 Barryfields, Shalford, Braintree, Essex, CM7 5HJ

£450,000

- No onward chain
- Parking for several cars
- Viewing highly recommended
- Gas central heating
- Versatile family home
- Good sized rear garden

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Viewing is highly recommended on this stunning three/four bedroom family home. The property consists of lounge, large kitchen/diner, playroom/ bedroom four, utility and downstairs WC. To the first floor there are three double bedrooms with the master having an ensuite shower room and then a family bathroom. Enclosed rear garden, ample parking to the front together with an integral garage. Please call to discuss an early viewing to avoid disappointment. The home is also offered with no onward chain.

3 2 2

Council Tax Band: C





Entrance Porch
Composite front door with double glazed side panels, double glazed window to side, glazed door to :-

Lounge
19'11" x 12'11"
Double glazed window to front aspect, stairs to first floor, radiator, wood effect flooring, door to :-

Kittchen/Diner
19'11" x 19'0"
Double glazed French doors and side panels to rear aspect, Range of luxury base and eye level units, space for dishwasher. Three integral ovens and one microwave, single sink with mixer tap set, central island housing the induction hob and wine cooler. Radiator, wood effect flooring. Doors to :-

Utility Room
9'1" x 4'9"
Range of base and eye level units, space for washing maching and tumble dryer, single sink with mixer tap set, radiator, door leading to garage. Double glazed door providing access to side.

Downstairs WC
Double glazed window to side aspect, low level WC, wash hand basin, radiator, part tiled to compliment.

Palyroom/Bedroom Four
9'1" x 9'1"
Double glazed window to rear aspect, radiator

Stairs and Landing
Stairs leading to first floor, radiator, doors to :-

Bedroom One
19'7" x 9'2"
Two double glazed windows to both front and rear aspect, built in mirrored wardrobes, radiator, door to :-

En Suite
Double glazed window to rear aspect, double walk in shower, wash hand basin, low level WC, heated towel rail, under floor heating, part tiled walls and tiled floor to compliment.

Bedroom Two
13'10" x 8'11"
Double glazed window to front aspect, radiator.

Bedroom Three
10'3" x 7'5"
Double glazed window to front aspect, radiator.

Bathroom
Double glazed window to rear aspect, panel bath with shower over, shower screen, low level WC, wash hand basin. Heated towel rail part tiled walls and tiled floor to compliment, under floor heating

Garden
Enclosed rear garden commencing with a decked area with the remaining laid to lawn. Side access via side gate leading to :-

Parking and Garage
Independent block paved driveway providing parking for several cars leading to integral garage with electric garage door with power and light connected.

Front Garden
Remaining front garden laid to lawn









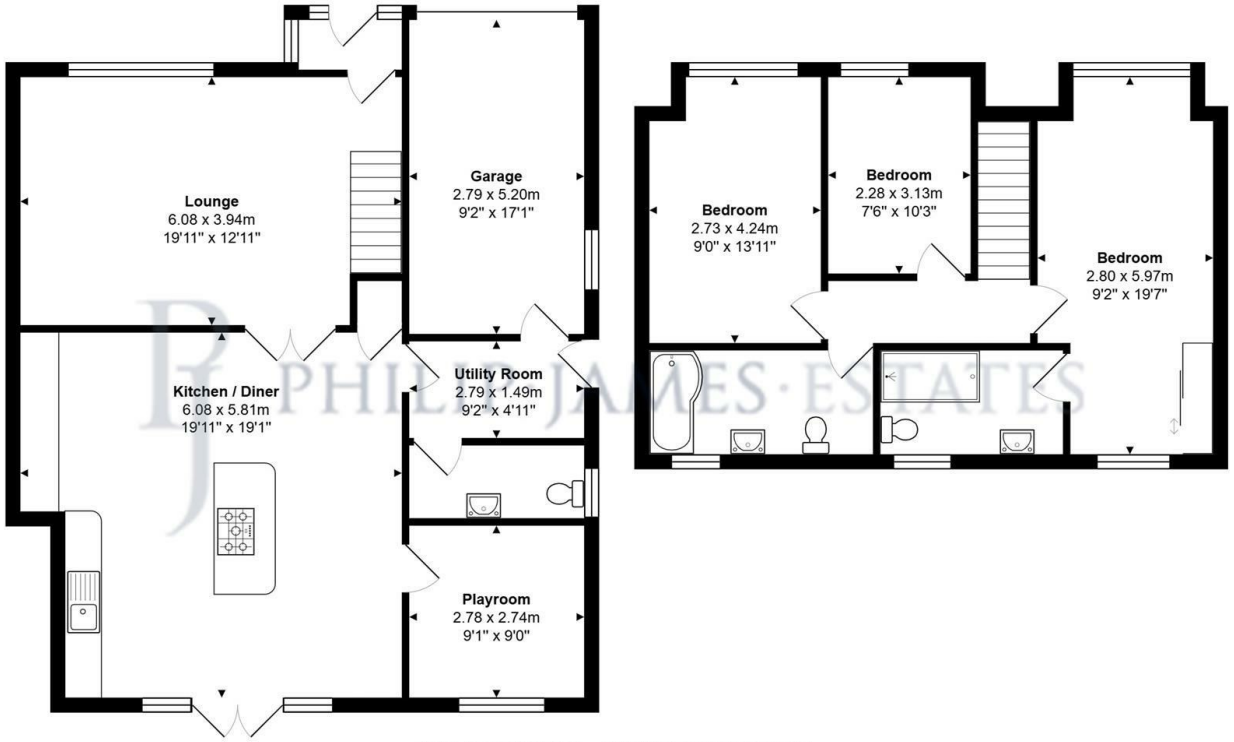












Total Area: 128.2 m² ... 1380 ft² (excluding garage)

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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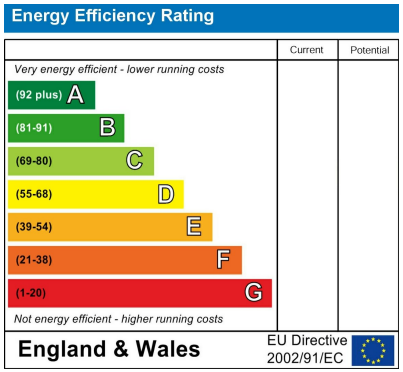
Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

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