



21 Hannay Street, Braintree,  
Essex, CM7 2BQ

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Guide Price: £425,000-£450,000  
Freehold



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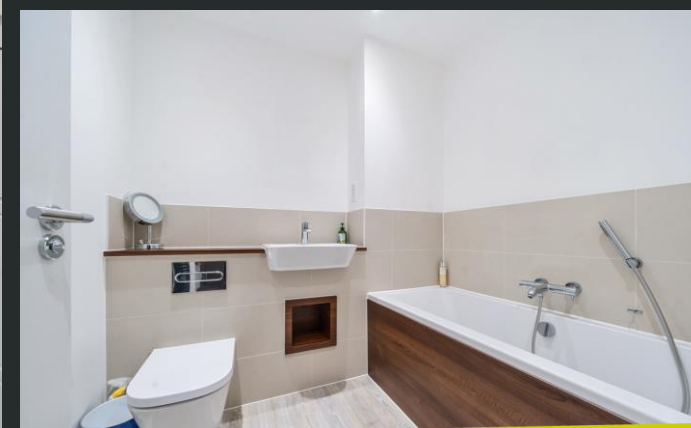
A four-bedroom, semi-detached townhouse with spacious accommodation. Located in a recently developed area, this four-bedroom property offers a modern and luxurious living experience. The ground floor features an open-plan design with a generously sized living space and a modern fitted kitchen. The large lounge/diner/reception room is flooded with natural light thanks to French-style patio doors and the vaulted ceiling equipped with skylight windows.

All four bedrooms are generously sized, with three located on the first floor. The top floor has the principal bedroom, which is incredibly spacious, stretching from the front to the back of the property, featuring a dual aspect. The room also boasts a stylish ensuite bathroom.

Outside, is a non-overlooked, lawned rear garden offering a secluded atmosphere. There is also a paved area perfect for outdoor dining and a carport with allocated parking for multiple vehicles.

This property offers a contemporary lifestyle with spacious living areas, modern amenities, and a convenient location. Perfect for families or those who love to entertain.

Council Tax Band E. EPC Rating B.



Four Bedroom Semi-Detached House  
Open Plan Living Area  
Off Road Parking  
Carport  
Potential Rental Income £1995 PCM  
Council Tax Band E  
EPC Rating B

#### ADDITIONAL INFORMATION

Braintree is an historic town with origins dating back to the iron and bronze ages. It is close to Chelmsford and Colchester and has two main railway stations providing services to Witham and London Liverpool Street. There is primary and secondary schooling, leisure facilities and a twice weekly market, in addition to Braintree Village.

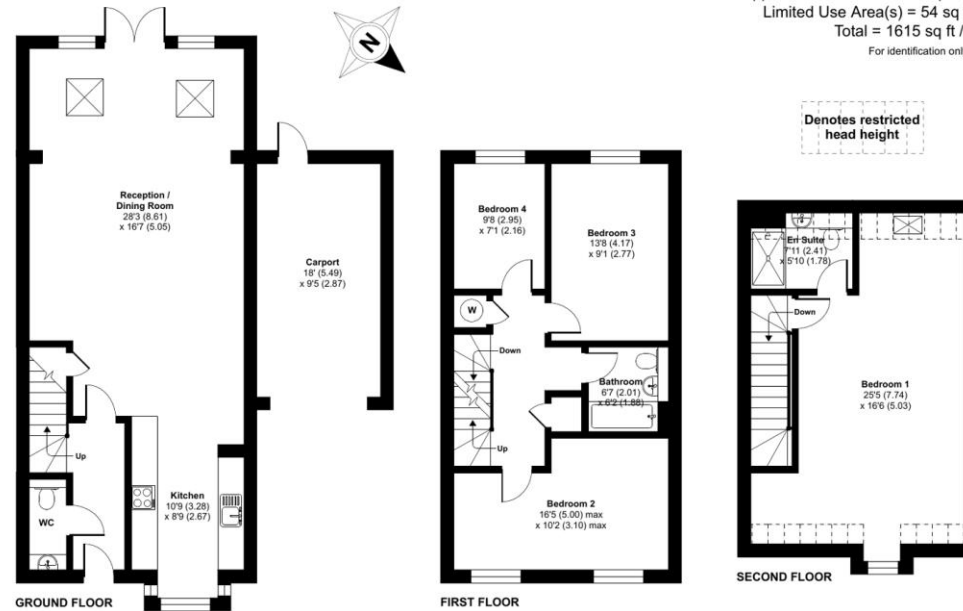
## Hannay Street, CM7

Approximate Area = 1561 sq ft / 145 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 1615 sq ft / 150 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Intercountry Estate Agents. REF: 1089022



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### FOR MORE DETAILS CONTACT

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