



17 KEATS AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Located within short walking distance of the TOWN CENTRE, STATION, and a good selection of local schools including John Ray Infants/Juniors, and The Notley High School, this WELL PRESENTED three bedroom DETACHED home offering POTENTIAL TO EXTEND STPP, can be found within a quiet cul-de-sac just off of Notley Road. Internally the property offers good sized living accommodation with a Conservatory extension to the rear, whilst also benefitting from a good sized rear garden, as well as a Driveway and Garage to the side. Benefitting from a newly fitted KITCHEN/DINER, early viewing is highly advised in order to appreciate the potential on offer.



GROUND FLOOR

Entrance Hall

Doors to;

Living Room 17'6" x 9'6" (5.35m x 2.92m)

Newly fitted carpet flooring, double glazed window to front aspect, door to Conservatory

Kitchen/Diner 17'5" x 11'7" (5.31 x 3.55)

Newly fitted shaker style kitchen with oak work surfaces, matching wall and base level units, space for range oven, integrated fridge and freezer, dishwasher and washing machine, inset one and a half sink with mixer tap, dining space, windows to front and rear aspect, under stair storage cupboard

Conservatory 10'3" x 9'6" (3.14m x 2.92m)

Laminate flooring, windows and french doors to rear aspect

FIRST FLOOR

Landing

Carpet flooring, window to rear aspect, airing cupboard, loft access, doors to;

Master Bedroom 9'10" x 9'8" (3m x 2.96m)

Newly fitted carpet flooring, window to front aspect, radiator

Bedroom Two 10'2" x 8'6" (3.11m x 2.6m)

Window to front aspect, newly fitted carpet flooring, radiator

Bedroom Three 9'9" x 7'5" (2.98m x 2.28m)

Newly fitted carpet flooring, window to rear aspect, radiator

Bathroom

Panelled bath with mixer tap and hair attachment, low level WC, pedestal hand wash basin, obscure window to rear aspect, radiator, tiled splashbacks.

EXTERIOR

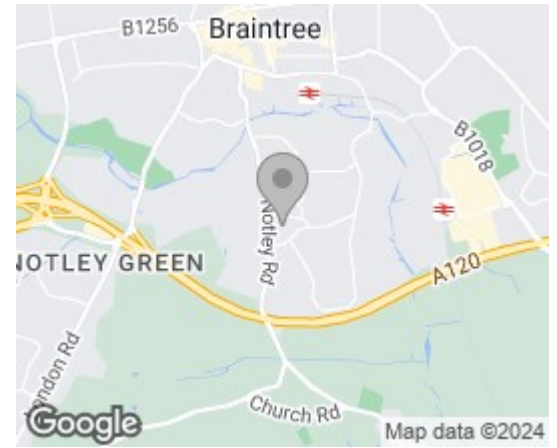
Front

Path to front entrance door, mature flowerbeds, driveway to side aspect, leading to Garage

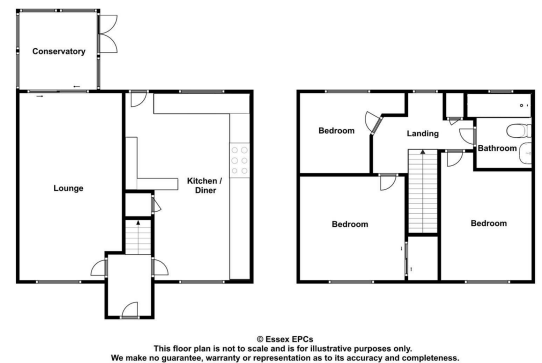
Rear Garden

Paved patio, garden to lawn, shed to remain, border flowerbeds, enclosed by panelled fencing, personnel door to Garage

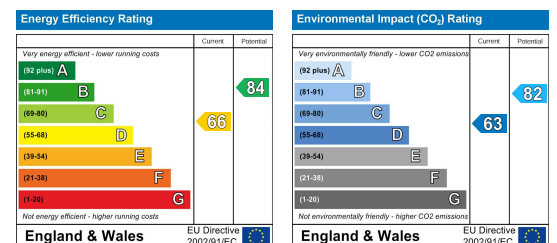
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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