



7 CECILY AVENUE, BRAINTREE CM7

GUIDE PRICE £575,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**** OUTSTANDING FAMILY HOME **** Situated within the exclusive Cecily Avenue, upon the prestigious London Road, this BEAUTIFULLY PRESENTED modern family home constructed by Croudace Homes comes to the market in first class decorative order throughout, and offers an enviable location within walking distance of Town Centre amenities, as well as Braintree Station with its regular service to London Liverpool Street. With accommodation set over three floors, this is an ideal property for the modern growing family, with generous bedroom proportions, TWO EN-SUITE BATHROOMS, together with excellent ground floor living space, and an established rear garden. The property benefits from an adjoining GARAGE, together with Driveway and additional parking bay immediately in front of the property itself. Early viewing is highly advised in order to truly appreciate the excellent finish on offer.



Entrance Hall

Laminate flooring, stairs rising to first floor, radiator, under stair storage cupboard, doors to:

Living Room 17'0" x 11'3" (5.19 x 3.44)

Laminate flooring, double glazed windows to front & side, patio doors to rear, two radiators.

Dining Room 12'8" x 8'11" (3.88 x 2.73)

Laminate flooring, radiator, double glazed window to front & side.

Cloakroom

Corner hand wash basin inset to vanity unit, WC, radiator, tile flooring.

Kitchen 14'9" x 12'7" (4.51 x 3.86)

Tiled flooring, wall & base units with roll edge work surfaces, one and a half ceramic sink, integral eye level double oven, four ring gas hob with extractor over, integral microwave, dishwasher & fridge/freezer, water softener, double glazed windows to side & rear, three velux windows, patio doors to Garden.

Utility Room

Tiled flooring, wall & base units, sink, spaces for washing machine & tumble dryer, radiator.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to rear, radiator, stairs rising to second floor, doors to:

Bedroom One 13'3" x 12'3" (4.06 x 3.75)

Carpet flooring, double glazed windows to front & side, two double fitted wardrobes, radiator, door to:

En-suite

Tiled flooring, double shower, hand wash basin & WC inset to vanity unit, heated towel rail.

Bedroom Two 12'0" x 8'3" (3.66m x 2.51m)

Carpet flooring, double glazed windows to rear & side, radiator.

Bedroom Three 10'2" x 8'6" (3.10 x 2.61)

Carpet flooring, double glazed windows to front & side, radiator.

Bathroom

Bath with hair attachment, hand wash basin & WC inset to vanity unit, radiator, tiled flooring, obscure double glazed window to rear.

SECOND FLOOR

Landing/Study Area

Carpet flooring, double glazed window to front, radiator, door to:

Bedroom Four 14'9" x 12'11" (4.51 x 3.95)

Laminate flooring, double glazed windows to front & side, radiator, door to:

En-suite

Shower enclosure, hand wash basin inset to vanity unit, WC, tiled flooring, obscure double glazed window to rear.

EXTERIOR

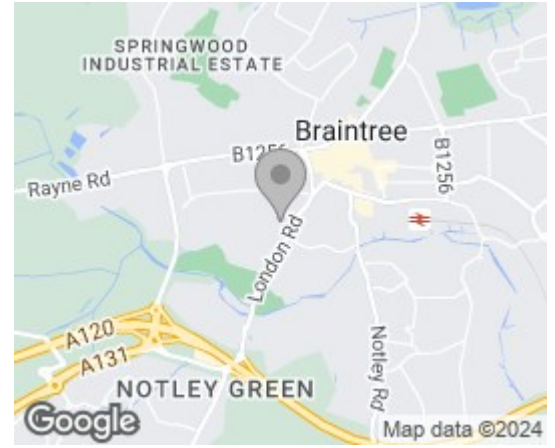
Garage & Parking

Single Garage with up & over door, power & lights connect, door to Garden, Parking directly to front of Garage and additional allocated space to front.

Garden

Paved patio area, further shingle seating area, established flower & shrub borders, remainder laid to lawn, side access gate.

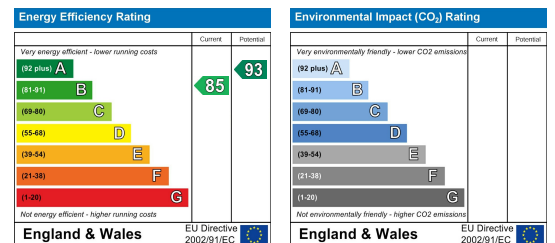
Area Map



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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