



15 ACHILLES WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

4 Bedrooms | 1 Bathrooms | 2 Receptions

**** SOUGHT AFTER DEVELOPMENT **** Situated upon the family orientated Fairview Development, with excellent nearby recreation facilities including the Blackwater Nature Reserve, and with great access to excellent local schools, this improved and EXTENDED family home occupies a cul-de-sac location, offering generous living space with a large OPEN PLAN Lounge/Diner, separate STUDY, Kitchen, and converted Garage which creates a fourth bedroom or playroom. With generous block paved frontage there is vast off-street parking, whilst the rear garden offers a SOUTH FACING aspect, perfect for summer enjoyment. Early viewing is highly advised in order to appreciate the accommodation on offer.



Front Of Property

Blocked paved driveway, side access to garden.

Entrance Hall

Carpet flooring, door to;

Lounge/Diner 22'0" x 17'8" > 9'7" (6.73 x 5.41 > 2.93)

Carpet flooring, double glazed window to side, french doors to rear, TV point, two radiators, stairs to first floor.

Study 7'10" x 5'10" (2.39 x 1.80)

Double glazed window to front, radiator, carpet flooring.

Bedroom Four 13'6" x 7'7" (4.14 x 2.32)

Double glazed window to front & side, radiator, fitted cupboards, carpet flooring.

Kitchen 12'2" x 10'7" (3.71 x 3.24)

Tiled flooring, door to side, double glazed window to rear, wall & base units with roll edged worktops, one & half sink with mixer tap, integral double oven, four ring ceramic hob with extractor over, spaces for fridge/freezer, washing machine, tumble dryer & dishwasher.

FIRST FLOOR

Landing

Carpet flooring, loft access.

Bedroom One 11'10" x 9'11" (3.62 x 3.03)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 11'3" x 10'1" (3.43 x 3.08)

Double glazed window to rear, radiator, carpet flooring.

Bedroom Three 8'11" x 7'6" (2.74 x 2.31)

Carpet flooring, radiator, double glazed window to front, cupboard housing combi boiler.

Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure double glazed window to rear, fully tiled walls, vinyl flooring.

Garden

Fully enclosed rear garden commencing with paved patio, steps leading up to garden to lawn with mature borders.

Area Map

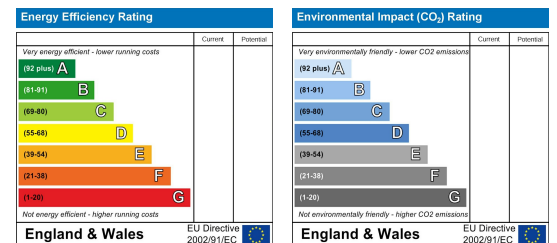


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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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