



## 7 HUNNABLE ROAD, BRAINTREE CM7

£1,600 PER MONTH

### 3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* AVAILABLE 1st JUNE \*\*** This delightful home boasts three bedrooms with extended living space, finished to an **OUTSTANDING** standard throughout.

Upon entering, you will be greeted by a superbly presented interior that exudes warmth and comfort. The property features a convenient cloakroom, adding a touch of practicality to your daily routine.

One of the standout features of this home is its prime location - just a short stroll away from the Town Centre and Station. Whether you need to commute for work or enjoy shopping and dining out, everything you need is within walking distance, including the renowned St Michaels Primary School.

With a beautifully landscaped rear garden, there is ample space for quiet enjoyment at the end of a long day.

Don't miss out on the opportunity to make this lovely property your new home! Available from 1st June, this is your chance to experience comfortable living in a convenient location. Contact us today to arrange a viewing and start envisioning your life within this wonderful home on Hunnable Road.



## Entrance Hall

Laminate flooring, doors to

## Cloakroom

WC, hand wash basin, obscure window to side

## Lounge 13'5" x 12'4" (4.11 x 3.76)

Laminate flooring, fitted bespoke alcove units, double glazed bay window to front

## Dining Room 12'2" x 11'4" (3.73 x 3.46)

Laminate flooring, patio doors leading to rear garden, opening to;

## Kitchen 14'9" x 7'5" (4.50 x 2.27)

Laminate flooring, wall & base shaker style units, integrated oven with 4 ring hob with extractor over, integrated slimline dishwasher, fridge freezer & washing machine

## FIRST FLOOR

### Landing

Doors to;

### Bedroom One 11'1" x 12'3" (3.39 x 3.75)

Carpet flooring window to front, wardrobes to remain

### Bedroom Two 12'4" x 10'5" (3.76 x 3.18)

Carpet flooring, window to rear

### Bedroom Three

Laminate flooring, window to rear

### Bathroom

Bath with shower over, WC, hand wash basin inset to vanity unit, window to front

### Rear of Property

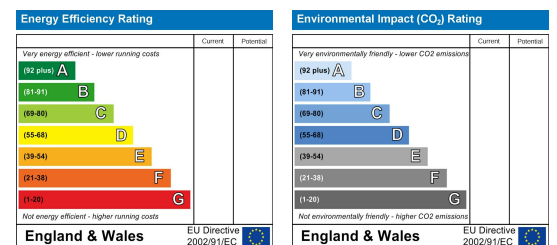
Commencing with a patio seating area, remainder laid to lawn, enclosed by panel fencing, outdoor entertaining outbuilding to remain.

## 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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

