



8 RIVER VIEW, BRAINTREE CM7

OFFERS IN EXCESS OF £280,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN - GUIDE PRICE £280,000 - £290,000 **** Situated within the picturesque River View area of Braintree, overlooking well kept greensward and open playing fields, this property boasts two inviting reception rooms, and is presented in REDECORATED condition throughout with new carpet flooring. With THREE bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

The house features a modern finish, and comes with the benefit of an easy maintenance garden and GARAGE to the rear of the property.

Recently redecorated, this home exudes a fresh and welcoming atmosphere, ready for you to move in and make it your own. Imagine waking up to the serene view of well-kept greensward with woodland views outside your window, offering a peaceful and scenic backdrop to your daily life.

Conveniently located within walking distance to the station, commuting will be a breeze for those working in the city or needing to travel frequently. And the best part? This property comes with NO ONWARD CHAIN, making the buying process smooth and hassle-free.



GROUND FLOOR

Entrance Hall

Carpet flooring, stairs to first floor, door to;

Lounge/Diner 25’3” x 12’5” (7.72 x 3.80)

Carpet flooring, double glazed window to front aspect, radiator, opening to;

Kitchen 12’5” x 6’3” (3.81 x 1.91)

Wall and base level units, spaces for appliances, double glazed window to rear aspect, wall mounted gas boiler installed in Dec 2023

Study/Playroom 7’9” x 7’10” (2.38 x 2.39)

Laminate flooring, door to rear garden

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 12’1” x 10’2” (3.70 x 3.11)

Carpet flooring, double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom Two 11’10” x 6’8” (3.61 x 2.05)

Carpet flooring, radiator, double glazed window to front aspect

Bedroom Three 8’7” x 8’0” (2.62 x 2.46)

Carpet flooring, double glazed window to front aspect, radiator

Bathroom

Shower over bath, pedestal hand wash basin, WC, obscure window to rear aspect

EXTERIOR

Front

Overlooking vast greensward with woodland views, path to front entrance door, mature flower beds to front

Rear Garden

Paved rear garden with path to rear access, side door to Garage

Garage

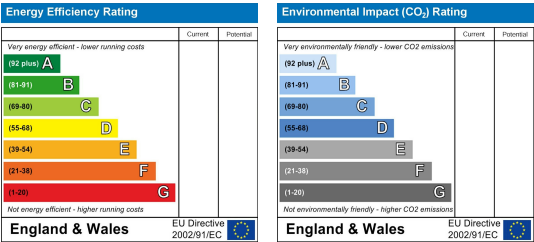
Single Garage with up and over door to front.

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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