



## 25 MILL LANE, BRAINTREE CM77

£2,250 PER MONTH

4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\*AVAILABLE NOW \*\*** Located within the semi-rural village location of Tye Green, Crossing is this extremely well-presented FOUR Bedroom Detached Bungalow, occupying a generous plot with a generous rear garden & generous parking to the front. The property boasts TWO Reception Rooms, Spacious Kitchen/Diner, Utility Room, TWO Bathrooms & Dressing Room to Bedroom One. Internally the property is presented in excellent order throughout, and is conveniently placed just a two minute walk from Crossing Station, which offers direct hourly trains into London Liverpool Street (55 mins). Viewing highly advised.



## Entrance Hall

Stairs rising to first floor, doors to;

## Lounge 19'10" x 12'0" (6.05 x 3.66)

Bi-Fold doors leading to rear garden, radiator

## Kitchen/Diner 25'1" x 10'4" (7.65 x 3.15)

Comprising of wall & base units, integrated appliances to include dishwasher & fridge freezer, rangemaster oven, Bi-Fold doors leading to rear garden.

## Bedroom Two 12'9" x 11'10" (3.91 x 3.63)

Double glazed window to front, radiator

## Bedroom Three 13'10" x 8'5" (4.24 x 2.57)

Double glazed window to front, radiator, under-stair storage cupboard

## Bedroom Four 11'10" x 8'0" (3.63 x 2.46)

Double glazed window to side, radiator.

## Utility Room

Spaces for washing machine & tumble dryer, door leading to bathroom

## Bathroom

Bath, pedestal hand wash basin, WC

## FIRST FLOOR

### Landing

Doors to;

## Bedroom One 15'3" x 10'11" (4.65 x 3.33)

Juliet balcony, radiator

## Dressing Room 16'2" x 5'2" (4.95 x 1.60)

## Bathroom

Walk in shower, WC, pedestal hand wash basin, double glazed window to rear.

## Study 8'7" x 8'5" (2.62 x 2.59)

## EXTERIOR

### Front of Property

Driveway parking for multiple vehicles..Double gates providing access to garage

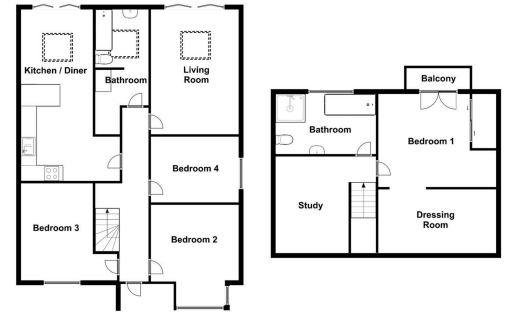
### Rear of Property

Commencing with a paved & shingle seating area, remainder laid to lawn, greenhouse & shed to remain, enclosed by panel fencing.

## Area Map



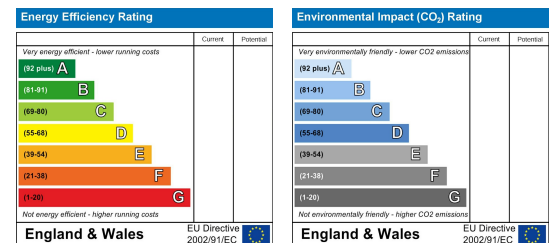
## Floor Plans



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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.

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.

## Energy Efficiency Graph



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