



## 78 RIVER MEAD, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

### 3 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** This charming semi-detached house is located in the picturesque River Mead area of Braintree. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three well proportioned bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Benefitting from a GARAGE providing convenient parking or extra storage space, the absence of an onward chain means a smooth and hassle-free transition for the new owners, making it an attractive option for those looking to move quickly.

Situated close to the nearby greensward and river walk, this home offers a tranquil setting with beautiful green spaces just a stone's throw away. Additionally, the convenience of being within walking distance to the town centre ensures easy access to a variety of amenities, shops, and restaurants.

If you are looking for a spacious and well-located property in Braintree, this charming house in River Mead could be the perfect place to call home. Don't miss out on the opportunity to make this lovely property your own!



## Entrance Hall

Carpet flooring, stairs rising to first floor, doors to;

## Cloakroom

Hand wash basin, WC, radiator.

## Lounge 18'6" x 11'3" (5.64 x 3.43)

Carpet flooring, double glazed bay window to front, feature fireplace, radiator, doors to;

## Dining Room 12'7" x 9'3" (3.84 x 2.84)

Carpet flooring, radiator, french doors to rear, door to;

## Kitchen 15'11" x 7'11" (4.86 x 2.43)

Wall & base units with one and a half stainless steel sink, integral oven & fridge/freezer, space for washing machine, double glazed window to rear, storage cupboard.

## First Floor

### Landing

Carpet flooring, airing cupboard, loft access, doors to;

### Bedroom One 12'8" x 11'3" (3.87 x 3.45)

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

### Ensuite

Shower enclosure, hand wash basin, WC, obscure double glazed window to side.

### Bedroom Two 11'7" x 11'3" (3.54 x 3.44)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Three 8'4" x 8'2" (2.56 x 2.49)

Carpet flooring, double glazed window to rear, radiator.

## Bathroom

Bath with hair attachment, pedestal hand wash basin, WC, obscure double glazed window to front, radiator.

## Exterior

### Front

Garden laid to lawn with path to front entrance, enclosed by wrought iron fencing.

### Garden

Patio area, remainder laid to lawn, access to rear, shed to remain.

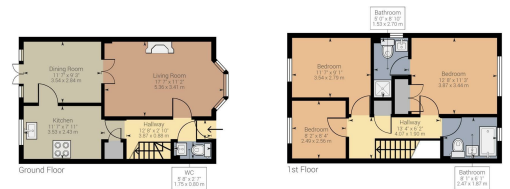
### Garage

Single garage to rear with parking directly in front.

## Area Map



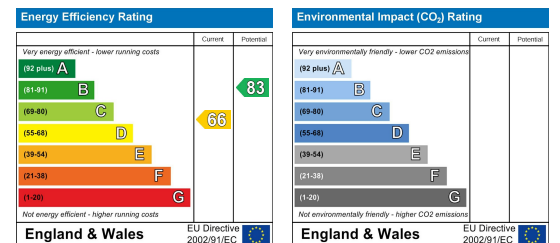
## Floor Plans



Approximate net internal area: 917.19 ft<sup>2</sup> / 85.21 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## 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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