



18 SAXON BANK, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** ENJOY LIFE BY THE WATERSIDE **** Nestled in the charming Saxon Bank area of Braintree, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and two modern bathrooms, this property is perfect for families or those seeking extra space, whilst being situated with convenience upon your doorstep.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The south-facing garden is a true highlight, offering a private and un-overlooked outdoor retreat, running parallel to the River Brain, making it ideal for enjoying sunny days and al fresco dining.

Situated in a peaceful cul-de-sac, this home is just a short stroll from the vibrant town centre and the popular Braintree Village, where you can find a variety of shops, restaurants, and leisure facilities. The waterside location adds a unique charm, making it a perfect spot for those who appreciate nature and scenic views.



GROUND FLOOR

Entrance Porch

Ceramic tiled flooring, window to side, radiator, door to;

Cloakroom

Ceramic tiled flooring, window to side, built in cupboard, radiator.

Dining Room 12'10" x 7'11" (3.93 x 2.42)

Carpet flooring, window to front, radiator, stairs rising to first floor, under stairs storage cupboard, door to;

Living Room 15'11" x 9'11" (4.86 x 3.03)

Carpet flooring, gas fireplace, window to front, radiator, patio doors to rear.

Kitchen 12'10" x 7'6" (3.93 x 2.30)

Ceramic tiled flooring, wall and base level "high gloss" units, integral double oven, induction hob, extractor, integrated base level fridge & freezer, storage cupboard, UPVC door & window to rear.

FIRST FLOOR

Landing

Carpet flooring, loft access, window to rear, radiator.

Bedroom One 10'1" x 9'11" (3.08 x 3.03)

Carpet flooring, walk in wardrobes, Juliet balcony and window to rear aspect, door leading to;

En-suite

Tiled flooring, bath, large wash hand basin inset to vanity unit, heated towel rail, built-in cupboard, window to front.

Bedroom Two 8'5" x 6'7" (2.59 x 2.03)

Carpet flooring, built in wardrobes, window to rear, radiator.

Bedroom Three 8'5" x 6'7" (2.57 x 2.03)

Laminate flooring, built in cupboards, window to front, radiator.

Shower Room

Tiled flooring, large walk in shower enclosure, wash hand basin inset to vanity unit, WC, heated towel rail, window to front.

EXTERIOR

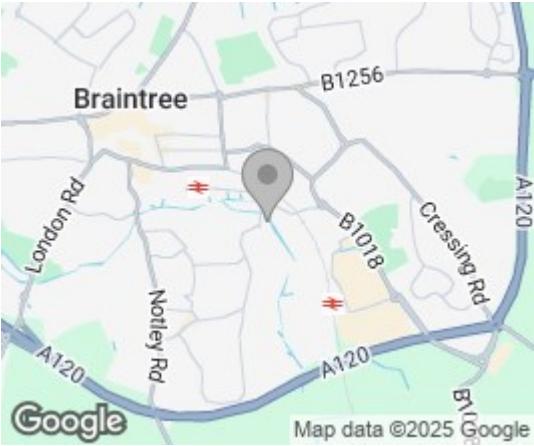
Front

Single Garage with up and over door to front, car port for one vehicle, side access gate to rear garden

Garden

Paved patio seating area leading to garden largely to lawn with established borders. Further garden to side aspect, all enjoying views across the adjacent River Brain.

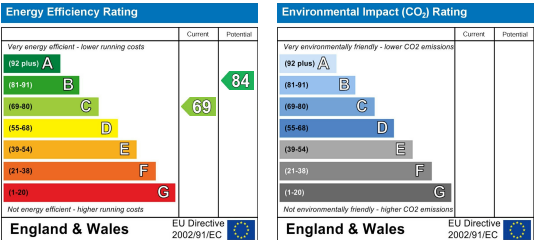
Area Map



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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