



47 SKITTS HILL, BRAINTREE CM7

OFFERS IN EXCESS OF £280,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** CLOSE TO STATION **** Situated within a popular residential area within easy walking distance of Braintree Town Centre, Station, and nearby open parks including the renowned Flich Way, this three bedroom property is deceptively spacious and offers a blend of modern tastes combined with some beautiful character features. Ideally suited for any young family or first time buyer, the property offers generous room proportions, as well as a generous sized rear garden in excess of 100', with external outbuildings and off street parking to the front. Viewing is highly recommended in order to appreciate the accommodation on offer.



GROUND FLOOR

Entrance Porch

Door to;

Lounge/Diner 20’6” x 12’6” (6.25 x 3.83)

Carpet flooring, double glazed window to front aspect, gas fireplace, radiator, door to;

Kitchen 11’5” x 11’5” (3.48 x 3.48)

Laminate flooring, wall and base level units with roll edged work surfaces, low level oven with electric hob, extractor hood, integrated fridge-freezer, integral dishwasher and microwave, patio doors opening to the rear garden, under stair storage cupboard. Utility area with spaces for washing machine and tumble dryer

Bathroom

Laminate flooring, WC, sink, bath with shower over, window to rear aspect

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 12’6” x 10’0” (3.83 x 3.05)

Carpet flooring, window to front aspect, radiator,

Bedroom Two 10’0” x 9’6” (3.05 x 2.90)

Carpet flooring, window to rear aspect, radiator

Bedroom Three 8’6” x 6’5” (2.61 x 1.98)

Laminate flooring, window to rear aspect, radiator

EXTERIOR

Front

Driveway to front with parking for 2 vehicles

Rear Garden

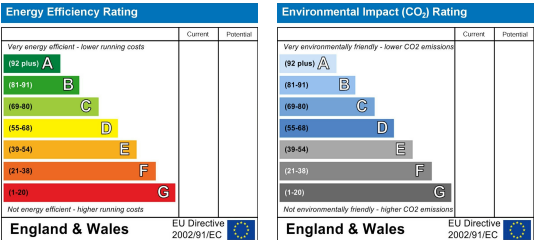
Commencing with a patio area leading to large garden (approximately 100’) laid to lawn with enclosed borders, decked area to the rear.

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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