



40 BEATTY GARDENS, BRAINTREE CM7

GUIDE PRICE £290,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** Situated within a private cul-de-sac, this **FIRST TIME BUYERS DREAM** comes to the market chain free, presented in good decorative order throughout, with a **LANDSCAPED** rear garden perfect for you to enjoy this coming Summer. Internally the property comes with two reception rooms, whilst the integral **GARAGE** offers scope for conversion to create an enlarged ground floor footprint if so desired. Positioned close to nearby amenities and a good selection of local schools, convenience is aplenty with this popular home situated upon the family orientated Fairview development. Early viewing highly advised!



GROUND FLOOR

Entrance Porch

Door to;

Dining Area 11’6” by 10’1” (3.51 by 3.09)

Laminate flooring, double glazed window to front

Living Area 17’0” by 10’11” (5.19 by 3.33)

Laminate flooring, stairs rising to first floor, double glazed patio doors to rear.

Kitchen 10’7” by 6’9” (3.23 by 2.06)

Tiled flooring, wall & base units with edged work surfaces, stainless steel sink with mixer tap, integral oven & hob with extractor over, spaces for dishwasher & washing machine, double glazed window & door to rear

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 12’6” by 10’9” (3.83 by 3.29)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 10’9” by 10’4” (3.28 by 3.17)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 9’8” by 7’4” (2.97 by 2.25)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Vinyl flooring, bath with shower over, pedestal hand wash basin, obscure double glazed window to rear.

WC

Vinyl flooring, WC, obscure double glazed window to rear.

EXTERIOR

Garden

Landscaped rear garden, commencing with decking, artificial lawn with borders leading to further artificial lawned area, side access gate.

Front

Driveway parking leading to Garage, lawned area, access to rear.

Garage

Single garage with up & over door.

Area Map

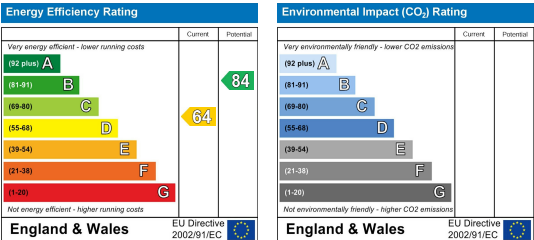


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
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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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