



## 86 HIGH GARRETT, BRAINTREE CM7

OFFERS IN EXCESS OF £400,000

### 3 Bedrooms | 1 Bathrooms | 3 Receptions

**\*\* YOUR NEXT HOME AWAITS \*\*** Nestled in the charming area of High Garrett, Braintree, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three spacious reception rooms, this property provides ample space for both relaxation and entertainment. The open plan kitchen and dining area is a standout feature, designed to be the heart of the home, where family and friends can gather and create lasting memories.

The property boasts THREE well-proportioned bedrooms, ensuring that there is plenty of room for family or guests. Additionally, a study is available, providing an ideal space for those who work from home or require a quiet area for reading and reflection.

Benefitting from a CONSERVATORY extension which invites natural light and offers a serene spot to unwind while enjoying views of the surrounding countryside. The property boasts a 100' rear garden which backs onto open farmland, providing a picturesque backdrop and a sense of tranquillity, with fabulous views to enjoy during summer evenings.

For those with multiple vehicles, the large driveway can accommodate up to seven cars, making parking a breeze. The generous driveway frontage adds to the appeal of this lovely home, enhancing its curb-side charm.

In summary, this semi-detached house in High Garrett is a wonderful opportunity for anyone seeking a spacious and inviting family home, complete with modern amenities and a beautiful rural setting. Don't miss the chance to make this property your own.





GROUND FLOOR

Entrance Hall

LVT herringbone style flooring, radiator, stairs rising to first floor, two storage cupboards, opens to;

Kitchen/ Diner 19’11” x 12’3” (6.09 x 3.75)

Herringbone LVT flooring, wall & base units incorporating breakfast bar with solid oak work tops, one & a half sink with mixer tap, two integral ovens, induction hob with extractor over, integral dishwasher, space for fridge/ freezer, double glazed window & bifold doors to;

Conservatory 18’4” x 9’9” (5.60 x 2.99)

Vinyl flooring, radiator, spaces for washing machine & tumble dryer, french doors to rear, door to;

Cloakroom

Hand wash basin & WC

Living Room 13’10” x 11’3” (4.24 x 3.45)

Carpet flooring, radiator, multi fuel stove burner, double glazed window to front.

Study 7’9” x 5’2” (2.38 x 1.58)

Herringbone LVT flooring, window to side aspect, radiator

FIRST FLOOR

Bedroom One 12’1” x 11’2” (3.70 x 3.41 )

Carpet flooring, radiator, double glazed window to front aspect

Bedroom Two 12’3” x 9’10” (3.75 x 3.01)

Carpet flooring, double glazed window to rear aspect, radiator

Bedroom Three 9’8” x 8’5” (2.96 x 2.59)

Carpet flooring, double glazed window to front aspect, radiator

Bathroom

Bath with shower attachment over, pedestal hand wash basin, WC, radiator, obscure window to rear

EXTERIOR

Front

Block paved driveway frontage offering parking for multiple vehicles, with path to side leading to main entrance. Up and over Garage door to front.

Rear Garden

Large rear garden backing onto open farmland, commencing with a paved patio area, leading to garden laid largely to lawn with mature established borders, additional lower patio seating area with views across farmland to rear.

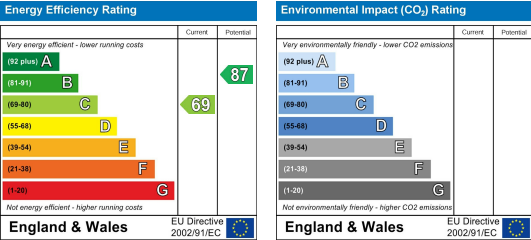
Area Map



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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

