



22 RIVER VIEW, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** EXTENDED FAMILY HOME **** Situated within a private position immediately fronting on to Marshalls Park with views towards the river Brain, this EXTENDED home enjoys larger than expected living space, boasting a 23' FAMILY ROOM, generous 20' KITCHEN, with ground floor SHOWER ROOM in addition to a first floor family Bathroom, with THREE well proportioned bedrooms. Externally the property boasts a low maintenance garden with a single GARAGE located at the rear of the property, together with private driveway. Conveniently situated within walking distance of the town centre and Braintree STATION, with direct hourly trains to London Liverpool Street, early viewing is advised in order to appreciate the generous living space on offer.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, door to;

Living Room 12’11” x 12’0” (3.96 x 3.66)

Laminate flooring, radiator, double glazed window to front, opening to;

Dining Room 10’11” x 8’0” (3.35 x 2.46)

Laminate flooring, radiator, doors to kitchen, opening to;

Family Room 12’0” x 8’0” (3.66 x 2.46)

Laminate flooring, door to Kitchen, french doors to garden.

Kitchen 20’0” x 6’0” (6.10 x 1.83)

Tiled flooring, wall & base units with edged work surfaces, one & a half ceramic sink with mixer tap, spaces for range style oven, american style fridge/freezer & washing machine, door to;

Shower Room

Vinyl flooring, shower enclosure, wash hand basin inset to vanity unit, WC, obscure double glazed window to rear.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 12’11” x 8’11” (3.94 x 2.74)

Laminate flooring, radiator, double glazed window to rear.

Bedroom Two 11’1” x 8’11” (3.38 x 2.74)

Carpet flooring, radiator, double glazed window to front.

Bedroom Three 8’0” x 7’8” (2.44 x 2.36)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Bath, pedestal hand wash basin, WC, radiator, obscure double glazed window to rear.

EXTERIOR

Garden

Paved patio area, lawn with path to rear access gate, personnel door to Garage.

Garage

Single garage with up & over door, driveway parking directly to side.

Front

Path to front & entrance & side access to rear garden, artificial lawn.

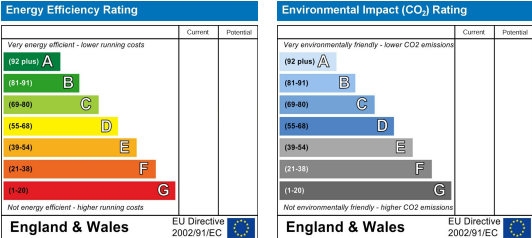
Area Map



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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