



## 24 BRIDPORT WAY, BRAINTREE CM7

GUIDE PRICE £475,000

### 4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* SOUGHT AFTER LOCATION \*\*** Situated upon the family orientated and favourable KINGS PARK development, within short walking distance of local amenities, and the highly regarded Lyons Hall Primary School, this impressive and WELL PRESENTED four bedroom family home offers THREE reception rooms, including a STUDY, together with an EN-SUITE to the Master Bedroom. Externally the property comes with a TANDEM GARAGE which offers scope for CONVERSION if so desired, as well as a well proportioned rear garden which is largely un-overlooked. Further benefitting from excellent access to the A120 which gives excellent transport links towards both the A12 at Marks Tey, as well as London Stansted and the M11 (20 mins). Early viewing is highly advised in order to appreciate the accommodation on offer.



GROUND FLOOR

Entrance Hall

Solid oak flooring, stairs rising to first floor, doors to;

Study 8’11” x 7’4” (2.73 x 2.24)

Solid oak flooring, double glazed window to front, radiator.

Kitchen 16’8” x 7’9” (5.09 x 2.37)

Tiled flooring, wall & base high gloss units with oak worktops, one & a half ceramic sink with mixer tap, space for range style oven, integrated fridge/freezer & washing machine, space for washing machine and dishwasher, double glazed window to front, door to side, vertical radiator.

Cloakroom

Tiled flooring, pedestal hand wash basin, WC, chrome towel radiator.

Dining Room 11’0” x 8’8” (3.37 x 2.66)

Solid oak flooring, radiator, patio doors to garden, doors to;

Living Room 16’7” x 10’4” (5.06 x 3.17)

Solid oak flooring, two radiators, patio doors to garden.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Master Bedroom 14’7” x 10’5” (4.46 x 3.18)

Carpet flooring, radiator, double glazed window, door to;

En-Suite

Tiled flooring, shower enclosure, wash hand basin, WC, obscure double glazed window.

Bedroom Two 11’1” x 8’9” (3.39 x 2.67)

Carpet flooring, radiator, double glazed window.

Bedroom Three 8’4” x 8’0” (2.55 x 2.44)

Carpet flooring, radiator, double glazed window.

Bedroom Four 8’9” x 8’0” (2.67 x 2.45)

Carpet flooring, radiator, double glazed window.

Family Bathroom

Tiled flooring, bath with shower over, pedestal hand wash basin, WC, obscure double glazed window.

EXTERIOR

Front

Driveway to side leading to tandem garage with up and over door to front.

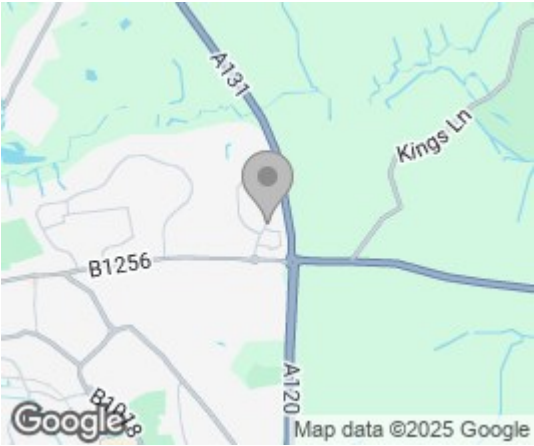
Rear Garden

Fully enclosed rear garden commencing with paved patio, lawn area, door to garage, side access gate.

Garage

Tandem garage with up & over door.

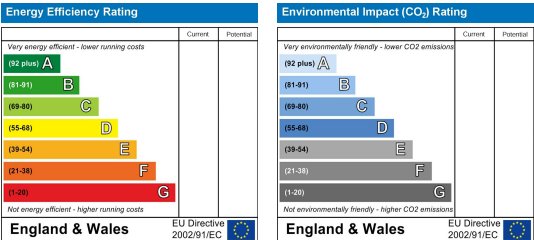
Area Map



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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