



## 66 MILL PARK DRIVE, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

### 3 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* DESIRABLE LOCATION – PERFECT FAMILY HOME \*\*** Nestled within the highly sought-after Heathlands development, this beautifully presented THREE BEDROOM home offers a fantastic opportunity for families and first-time buyers alike. Boasting a spacious and well-appointed layout, the property enjoys a BRIGHT & AIRY feel throughout, with a welcoming reception room ideal for both relaxing and entertaining.

Set within a PEACEFUL & FAMILY-FRIENDLY neighbourhood, the home benefits from excellent access to local AMENITIES, highly regarded SCHOOLS, and open PARKLAND, making it an ideal choice for those seeking a strong sense of COMMUNITY living.

With Braintree town centre and Braintree Station both within easy reach, and a wealth of shops, restaurants, and leisure facilities nearby, this home combines COMFORT and CONVENIENCE in equal measure.

Properties in this location are rarely available for long, EARLY VIEWING is strongly advised to avoid disappointment!



GROUND FLOOR

Entrance Hall

LVT flooring, doors to;

Cloakroom

LVT flooring, obscure double glazed window to front, corner wash hand basin, WC.

Lounge 15’8” x 15’5” (4.78 x 4.72)

LVT flooring, double glazed window to front. stairs rising to first floor, radiator, doors to;

Kitchen/ Diner 15’7” x 8’11” (4.75 x 2.74)

Wall & base units with roll with edged work surfaces, stainless steel sink with mixer tap, integral double oven with hob & extractor, integral dishwasher, spaces for washing machine & fridge/freezer. double glazed window & doors to rear, LVT flooring, radiator.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to;

Bedroom One 12’9” x 8’9” (3.89 x 2.69)

Carpet flooring, double glazed window to rear, fitted wardrobe, air conditioning unit, radiator.

Bedroom Two 9’6” x 8’2” (2.92 x 2.49)

Carpet flooring, double glazed window to front, fitted wardrobe, radiator.

Bedroom Three 8’9” x 6’0” (2.67 x 1.83)

Carpet flooring, double glazed window to rear, fitted wardrobe, radiator.

Bathroom

P-bath, pedestal wash hand basin, WC, obscure double glazed window to front.

EXTERIOR

Garden

Fully enclosed rear garden with paved patio area, tiered grass areas.

Garage & Driveway

Single garage with up & over door. Blocked paved driveway with parking for several vehicles.

Area Map

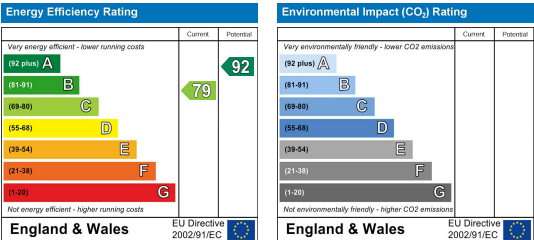


Floor Plans



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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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