

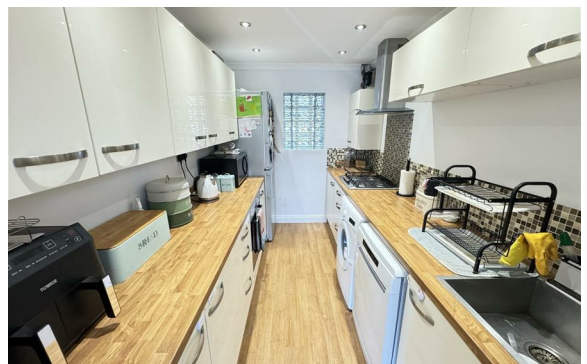


Keyes Way, Braintree

£350,000



- Well presented four bedroom family home found in sought after residential area
- Located within 1 mile to Braintree railway station
- Ideally positioned for local amenities, shops and schools
- Accessible to road links
- Impressive living space including lounge, kitchen dining room/family room plus reception room/bedroom
- Three bedrooms and family bathroom located on the first floor
- Rear garden with Cabin to remain
- Garage not suitable for a car
- Driveway parking



Well presented four bedroom family home, found in sought after residential area.

Accommodation boasts entrance hall, utility room, ground floor bedroom/reception room, lovely size lounge, kitchen and spacious family/dining room. First floor is home to three bedrooms and family bathroom.

Externally the property has a nice size rear garden with Cabin to remain. Driveway parking and garage (which is not suitable for a vehicle).

The property is close to local amenities, schools and road links. Approximately 1 mile to Braintree railway station. Making this an ideal property for the growing family, whilst being able to commute into London.

Entrance hall gives access to utility room.

Utility room 8'9 x 6'6 offers space for appliances.

Ground floor bedroom/reception room 11'8 x 7'0 double glazed window to front.

Lounge 16'2 x 10'9 commences with stairs leading to first floor accommodation. Smooth to coved ceiling.

Dining/Family Room 15'7 x 9'7 enjoys views over the rear garden. Double glazed windows. French double glazed doors. External door to side. Wooden style flooring.

Kitchen 10'8 x 6'6 range of high gloss wall and base mounted units with matching storage drawers. Wooden style work surfaces housing sink drainer. Gas hob, oven and extractor hood to remain. Space for other appliances. Tiling to splash backs. Borrowed light window. Smooth to coved ceiling with spot lighting. Wooden style flooring.

First floor landing is home to three bedrooms and family bathroom.

Bedroom one 12'9 x 10'9 double glazed window to front

Bedroom two 11'1 x 10'2 double glazed window to rear.

Bedroom three 7'6 x 6'9 double glazed window to front.

Bathroom comprises white shaped bath fitted with shower/mixer tap. Vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring. Two obscure double glazed windows.

Externally the property has a nice size low maintenance rear garden. Commencing with patio seating area. Remaining garden has artificial lawn. Cabin 13'4 x 9'5 has power and light connected plus also has it's own fuse box.

Driveway parking to front. Garage is not suitable for vehicle use. 8'5 x 7'8 up and over door.

Council Tax Band: C

Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Local Life

Braintree is a town and former civil parish in Essex. The principal settlement of Braintree District, it is located 10 miles northeast of Chelmsford and 15 mi west of Colchester. Braintree has a lovely Town Centre offering an array of shops, pubs and restaurants. Railway station and easy access to A120 road links. Nearby popular Freeport Designer Village.

