

oakheart



£479,950

Asking Price

Plot 87, Aylett's Green, Kelvedon



Step into this beautifully designed three-bedroom terraced house at Aylett's Green, offering flexible living for modern lifestyles. Enjoy a spacious, light-filled kitchen/dining/family room with patio doors opening onto your private garden-perfect for entertaining or relaxing with family. The elegant sitting room provides a peaceful retreat, while a downstairs WC and two handy storage cupboards add everyday convenience.

Upstairs, the main bedroom features fitted wardrobes and a luxury en suite, creating a tranquil sanctuary. Two further bedrooms are served by a stylish family bathroom, ideal for growing families or guests. Benefit from energy-efficient living (EPC Rating: B), a freehold tenure, and the option of Part Exchange\*, Assisted Move\*, or Deposit Unlock\* schemes.

Aylett's Green is set in the heart of Kelvedon, close to

open green spaces, excellent transport links to London, and local amenities-making it perfect for commuters and families alike. Don't miss your chance to secure this exceptional new home. Contact us today to arrange your viewing.

\*Terms and conditions apply.

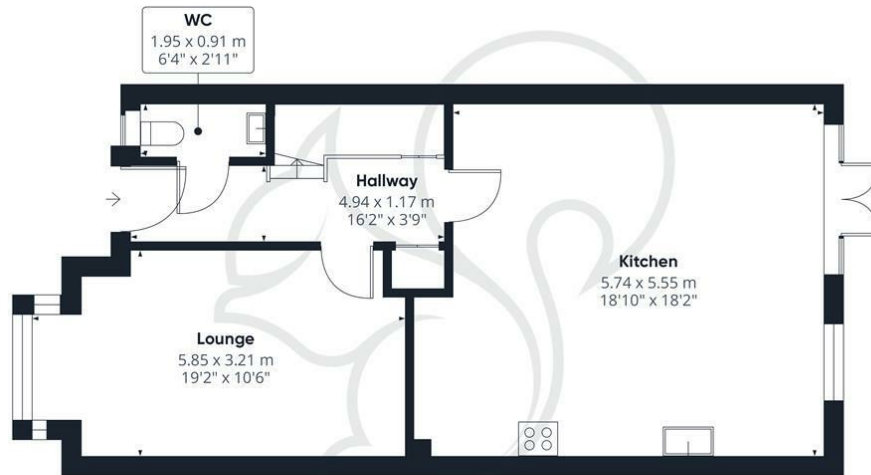




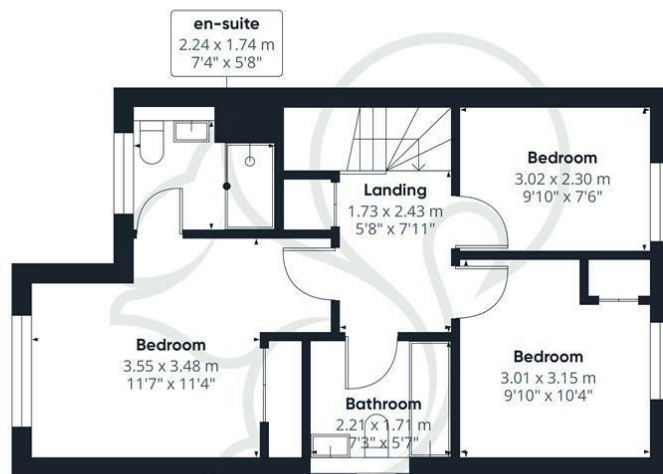








Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
105.9 m<sup>2</sup>  
1138 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Local Authority:**  
Braintree District Council

**Tenure:**  
Freehold

**Council Tax Band:**  
New Build

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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