

for sale

fixed price **£375,000**



## Lower King Braintree CM7 3XZ

Located in the quiet cul-de-sac location, overlooking playing fields is this desirable family home.

From the minute you lay eyes on this property, you can see it is a perfect home for a family to grow.



# Lower King Braintree CM7 3XZ

## Entrance Porch

Entrance door to entrance lobby with part glazed door to

## Kitchen/breakfast Room

16' 6" Max x 12' 11" ( 5.03m Max x 3.94m )

Double glazed windows to front and rear, stairs to first floor, a range of wall mounted units with display cupboards, stainless steel cooker hood, sink unit with mixer tap inset to a wooden work top with cupboards and drawers under, oak flooring, tiled splash backs, under stairs cupboard, radiator, door to utility room

## Utility Room

10' 10" Max x 7' 7" Max ( 3.30m Max x 2.31m Max )

Double glazed windows to side and rear, uPVC door to side, wall mounted units, wall mounted gas fired boiler, sink unit with mixer

tap inset to roll edge work surface with cupboard under, space for washing machine, tiled splash backs, tiled flooring, door to cloakroom

## Living Room

16' 5" Max x 9' 9" Max ( 5.00m Max x 2.97m Max )

Double glazed window to front, 5kw wood burner with granite hearth, laminate flooring, open access to dining room

## Dining Room

10' 10" x 8' 10" ( 3.30m x 2.69m )

Double glazed French doors to rear giving access to the rear garden, radiator, laminate flooring

## Cloakroom



Double glazed obscure window to rear, low level WC, wash hand basin, tiled walls, tiled flooring, radiator

## First Floor Landing

Access to loft, airing cupboard with cylinder and shelving

## Bedroom One

11' 7" x 10' 11" ( 3.53m x 3.33m )

Double glazed window to rear, radiator, access to loft

## En-Suite

Double glazed obscure window to rear, electric shaver point, vanity unit with low level WC and wash hand basin, quadrant shower cubicle with power shower, part tiled walls, extractor fan, heated towel rail

## Bedroom Two

9' 9" x 9' 3" ( 2.97m x 2.82m )

Double glazed window to side, radiator

## Bedroom Three

9' 9" Max x 6' 11" Max ( 2.97m Max x 2.11m Max )

Two double glazed windows to front, radiator

## Bedroom Four

9' 9" x 6' 5" ( 2.97m x 1.96m )

Double glazed window to front, radiator

## Bathroom

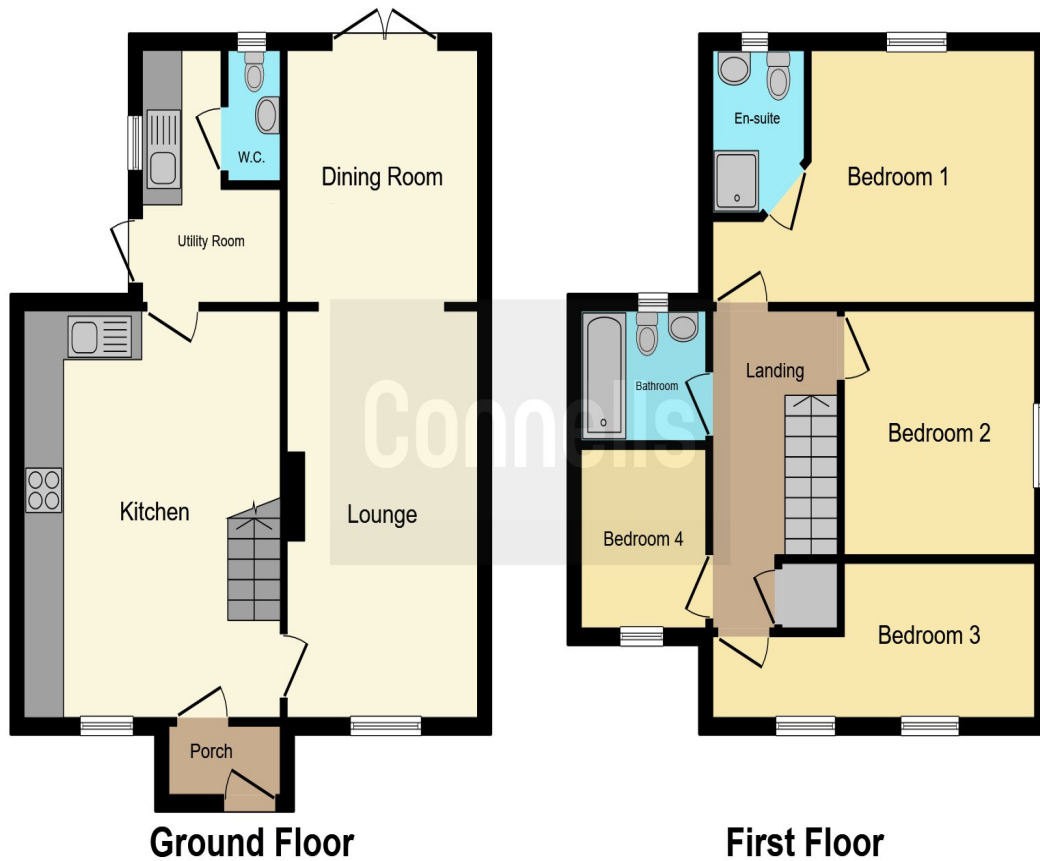
9' 9" x 6' 5" ( 2.97m x 1.96m )

Double glazed obscure window to rear, panelled bath with mixer tap, shower screen and power shower above, pedestal wash hand basin with mixer tap, low level WC, part tiled walls, extractor fan, heated towel rail, tiled flooring

The rear garden has a paved patio, mainly laid to lawn, flower and shrub boarder, garden shed and wood store to remain, gate to side access. To the front of the property is off street parking.

## Outside





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: BRT307792 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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