

for sale

offers in excess of **£390,000**



Church Lane BRAINTREE CM7 5SG

This four bedroom semi-detached family home is the perfect blend of comfort and style. It is well presented throughout, making it move-in ready for any family.

This property benefits from No Onward Chain.



Church Lane BRAINTREE CM7 5SG

Entrance Porch

Radiator

Living Room

23' 6" x 10' 2" (7.16m x 3.10m)

Double glazed window to the front aspect, floor to ceiling radiator, stairs leading to the first floor, radiator.

Kitchen/dining Room

18' x 11' 4" (5.49m x 3.45m)

Inset stainless steel sink unit one and a half bowl with left hand drainer with cupboards under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in double oven, hob and extractor fan, space for washing machine, space for dishwasher, island, floor to

ceiling radiator, electric heater, downlighters, two double glazed windows to the rear aspect, double glazed door to the rear aspect, double glazed french doors to the rear aspect.

Utility Room

9' 5" x 8' 3" (2.87m x 2.51m)

Double glazed door to the side aspect, radiator, storage cupboard.

First Floor Landing

Double glazed window to the side aspect, radiator, loft aspect.

Bedroom One

14' 8" x 14' 5" (4.47m x 4.39m)

Double glazed french doors to the rear aspect, Juliette balcony,



two radiators.

En-Suite Shower Room

Low level WC, pedestal hand wash basin, corner shower unit, heated towel rail, downlighters.

Bedroom Two

12' 5" x 8' 9" (3.78m x 2.67m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

10' 3" x 8' 1" (3.12m x 2.46m)

Double glazed window to the rear aspect, fitted wardrobe, radiator.

Bedroom Four

9' 2" x 6' 3" (2.79m x 1.91m)

Double glazed window to the side aspect, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, storage cupboard, double glazed window to the side aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain.





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

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT307867 - 0006

Tenure: Freehold

EPC Rating: D

view this property online [connells.co.uk/Property/BRT307867](https://www.connells.co.uk/Property/BRT307867)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk