

for sale

offers in excess of **£350,000**



Connaught Gardens Braintree CM7 9LZ

This three bedroom semi-detached modern home offers the perfect combination of space, convenience and comfort.



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Entrance Hall

Stairs leading to the first floor, radiator.

Living Room

11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed french doors to the rear aspect, woodburner, radiator, downlighters, open access to the dining room.

Dining Room

12' 6" x 11' 4" (3.81m x 3.45m)

Double glazed window to the front aspect with fitted blinds, downlighters.

Kitchen

12' x 7' 5" (3.66m x 2.26m)

Inset stainless steel sink unit with right 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 oven, hob and extractor fan, integrated dishwasher, storage cupboard, door to inner lobby.

Inner Lobby

Door to the front and rear aspect, storage cupboard, courtesy door to the garage.

First Floor Landing

Radiator, loft access.

Bedroom One



12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to the rear aspect, airing cupboard, radiator.

Bedroom Two

11' 5" x 9' 1" (3.48m x 2.77m)

Double glazed window to the front aspect, radiator.

Bedroom Three

9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to the front aspect, radiator.

Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, paneled bath with shower unit above, heated towel rail, downlighters, double glazed window to the rear aspect.

Rear Garden





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: BRT307923 - 0003

Tenure: Freehold

EPC Rating: E

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