

for sale

offers in excess of **£350,000**



The Lindens Braintree CM7 1AY

Nestled in a quiet cul-de-sac is this three/four bedroom semi-detached home which offers a harmonious blend of style and functionality, making it the perfect family home.



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Entrance Porch

Double glazed window to the side aspect

Living Room

15' Max x 12' Max (4.57m Max x 3.66m Max)

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

Study/Bedroom Four

16' x 7' 7" (4.88m x 2.31m)

Double glazed window to the front aspect, radiator.

Kitchen/Diner

20' 4" x 9' 4" (6.20m x 2.84m)

Inset stainless steel sink unit with right hand drainer with

cupboard under, working surfaces to the side with matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for washing machine, dishwasher and fridge-freezer, two double glazed windows to the rear aspect, double glazed door to the rear aspect. Storage cupboard which provides ample space for a utility room which has space and plumbing for appliances.

First Floor Landing

Loft access, radiator, double glazed window to the side aspect.

Bedroom One

13' x 11' 3" Plus door recess (3.96m x 3.43m Plus door recess)

Double glazed window to the front aspect, fitted wardrobe, storage cupboard, radiator.



Bedroom Two

11' 8" x 9' 3" Plus door recess (3.56m x 2.82m Plus door recess)

Double glazed window to the rear aspect, two storage cupboards, radiator.

Bedroom Three

8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed window to the front aspect, radiator.

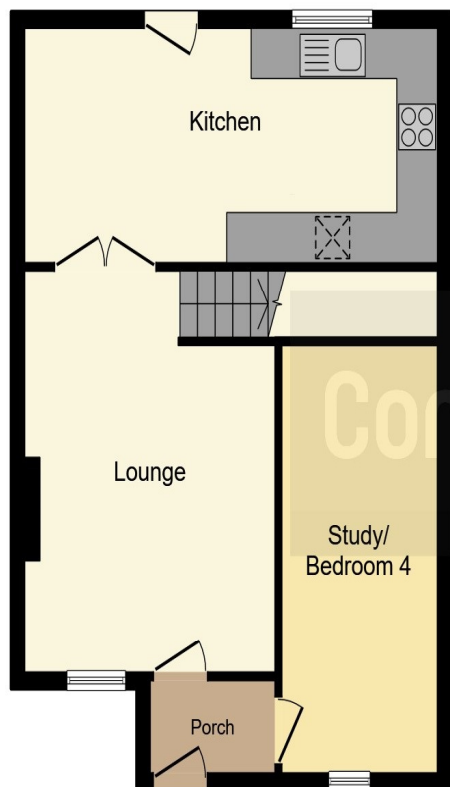
Refitted Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle with rainforest shower unit, heated towel rail, downlighters, double glazed window to the side and rear aspect.

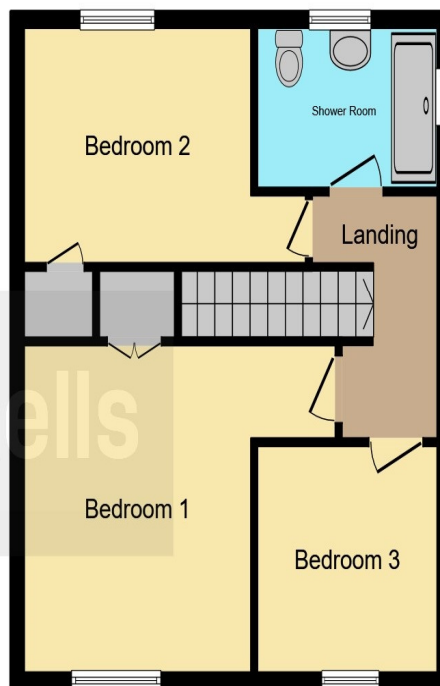
Rear Garden

Paved patio area to the rear, remainder of the garden laid to lawn, pond, two sheds to remain, one has power connected, gate to the front.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: BRT308154 - 0006

Tenure: Freehold

EPC Rating: C

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