

for sale

guide price **£450,000**



Orchard Drive Braintree CM7 1EQ

Discover the perfect family home in this spacious four bedroom extended semi-detached gem. Designed with modern living in mind, this home boasts the perfect blend of comfort and convenience.



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Entrance Hall

Radiator, stairs leading to the first floor.

Downstairs Cloakroom

Low level WC, hand wash basin, radiator.

L Shaped Living Room

24' 4" x 17' 5" (7.42m x 5.31m)

Double glazed window to the front aspect, two radiators, cast iron fireplace, under stairs cupboard.

Dining Room

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to the front aspect with fitted shutters.

radiator.

Kitchen

Irregular Shaped Room 17' 4" max x 11' 2" (5.28m max x 3.40m)

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in double oven and hob, space for washing machine and dishwasher, floor to ceiling radiator, double glazed window to the rear aspect, double glazed door to the side aspect.

Utility Room

6' 7" x 2' 8" (2.01m x 0.81m)

Double glazed window to the side aspect, space and plumbing for appliances.



First Floor Landing

Loft access, radiator, velux window.

Bedroom One

13' 9" x 9' 8" (4.19m x 2.95m)

Double glazed window to the front aspect with fitted shutters, radiator, range of fitted wardrobes, storage cupboard.

Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m)

Double glazed window to the rear aspect, a range of fitted wardrobes, radiator.

Bedroom Three

11' 2" x 10' 9" (3.40m x 3.28m)

Double glazed window to the front aspect with fitted shutters, radiator.

Bedroom Four

9' 6" x 7' 2" (2.90m x 2.18m)

Double glazed window to the front aspect with fitted shutters, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, walk in shower cubicle, paneled bath, heated towel rail, radiator, double glazed window to the side aspect.

Rear Garden

Mainly laid to lawn, decked area to the rear, shed to remain.





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

17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT308141 - 0002

Tenure: Freehold

EPC Rating: C

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