

for sale

guide price **£350,000**



## Braiding Crescent Braintree CM7 3LU

Nestled down a private road is this well presented three bedroom detached home that exudes elegance and comfort at every turn, benefiting from No Onward Chain this property is an ideal opportunity for a smooth and hassle-free purchase.





# Braiding Crescent Braintree CM7 3LU

## Entrance Hall

Stairs leading to the first floor

## Living Room

16' 1" x 10' 3" ( 4.90m x 3.12m )

Double glazed window to the front aspect, double glazed patio doors to the rear aspect, two radiators.

## Kitchen/Dining Room

16' 6" max x 10' 3" ( 5.03m max x 3.12m )

Inset ceramic sink unit one and a half bowl 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 double oven, hob and extractor fan, integrated fridgefreezer,

double glazed window to the front and rear aspect, under stair storage cupboard.

## Inner Lobby

Double glazed door to the rear aspect, radiator.

## Downstairs Cloakroom

Low level WC, pedestal hand wash basin, radiator, double glazed window to the rear aspect.

## First Floor Landing

Double glazed window to the rear aspect, radiator.



### **Bedroom One**

13' 3" x 10' 3" ( 4.04m x 3.12m )

Double glazed window to the front aspect, radiator, fitted wardrobes.

### **En-Suite**

Low level WC, vanity hand wash basin with cupboards under, walk in shower, radiator, double glazed window to the front aspect.

### **Bedroom Two**

12' 7" x 10' 4" ( 3.84m x 3.15m )

Double glazed window to the front aspect, radiator.

### **Bedroom Three**

7' 3" x 7' 2" ( 2.21m x 2.18m )

Double glazed window to the rear, radiator.

### **Family Bathroom**

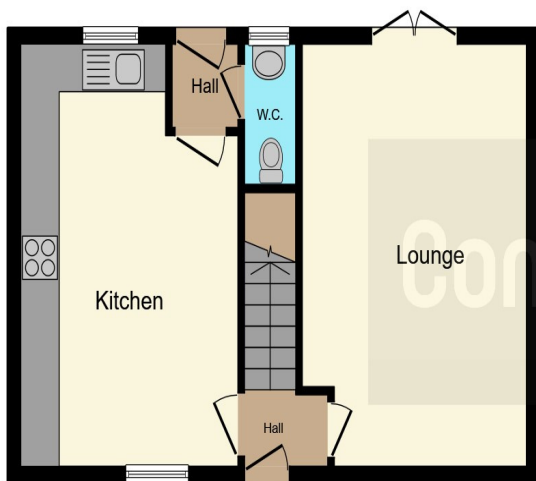
Low level WC, pedestal hand wash basin, paneled bath, storage cupboard, double glazed window to the rear aspect.

### **Rear Garden**

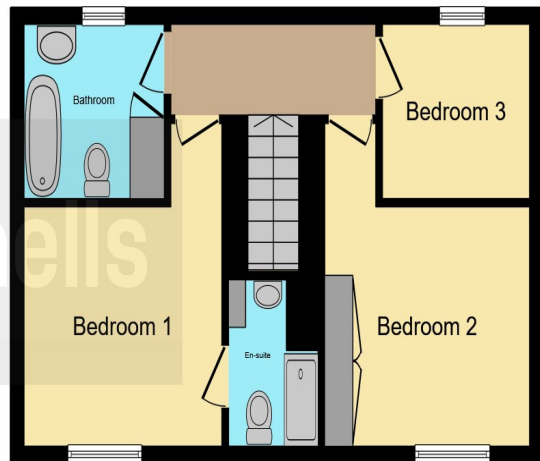
Commences with paved patio area with the remainder of the garden laid to lawn, enclosed by flower, tree and shrub borders.







**Ground Floor**



**First Floor**

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**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
 BRAINTREE CM7 1TX

Property Ref: BRT308269 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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