

for sale

guide price **£375,000**



## Crabs Croft Braintree CM7 3RZ

**\*\*Guide Price £375,000-£400,000\*\***

Discover the perfect blend of comfort and convenience in the well presented three bedroom end of terrace home situated on the sought after 'Marks Farm Development'.





# Crabs Croft Braintree CM7 3RZ

## Entrance Porch

Stairs leading to the first floor, radiator.

## Downstairs Cloakroom

Low level WC, hand wash basin, double glazed window to the front aspect.

## Living Room

16' 3" into bay window x 12' 5" ( 4.95m into bay window x 3.78m )  
Double glazed bay window to the front aspect, radiator.

## Kitchen/Dining Room

15' 8" x 10' 6" ( 4.78m x 3.20m )

Inset sink unit with left 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 oven, hob and extractor fan, integrated dishwasher, space for washing machine and fridge-freezer, understair storage cupboard, downlighters, double glazed window to the side aspect.

## Conservatory

13' 5" x 11' 7" ( 4.09m x 3.53m )

Double glazed french doors to the rear aspect, double glazed window to the side and rear aspect, radiator.

## First Floor Landing

Loft access, storage cupboard, double glazed window to the side aspect.



### **Bedroom One**

13' 4" into wardrobe x 9' 7" ( 4.06m into wardrobe x 2.92m )  
Double glazed window to the rear aspect, built in wardrobes, radiator.

### **Bedroom Two**

12' x 9' 6" max ( 3.66m x 2.90m max )  
Double glazed window to the front aspect, radiator.

### **Bedroom Three**

9' 2" max x 7' 6" max ( 2.79m max x 2.29m max )  
Double glazed window to the front aspect, radiator, storage cupboard.

### **Family Bathrom**

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

### **Rear Garden**

Paved patio area, remainder of the garden is astro turfed, 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
 BRAINTREE CM7 1TX

Property Ref: BRT308248 - 0002

**Tenure:** Freehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/BRT308248](http://connells.co.uk/Property/BRT308248)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)