





# Porters Field Braintree CM7 1FE

for sale guide price  
**£325,000**



## Property Description

**\*\*Guide Price £325,000-£350,000\*\***

Brand new to the market is this well presented three bedroom end of terrace home which is the epitome of comfort and convenience.

This home is being sold with No Onward Chain, making it an ideal opportunity for a smooth and hassle-free purchase.

The property benefits from a thoughtfully designed layout which enjoys an entrance porch, downstairs cloakroom, spacious living room and a kitchen/dining to the ground floor.

The first floor enjoys a four piece family bathroom, three bedrooms with the master bedroom benefiting from a en-suite.

Parking is a breeze with your own car port and designated parking space, allowing you to come and go with ease.

The location of this home is also ideal, as it is within walking distance to Braintree Town Centre and Braintree Train Station which provides direct links to London Liverpool Street, offering easy access to amenities and services.

This family home is also within easy access to reputable primary and secondary schooling.

Additionally, the A131 and A120 are easily

accessible providing excellent transport links to Chelmsford City and Stansted Airport.

## Entrance Porch

Storage cupboard

## Downstairs Cloakroom

Low level WC, pedestal hand wash basin, radiator.

## Living Room

20' 2" x 14' 2" ( 6.15m x 4.32m )

Double glazed window to the front aspect, two radiators, stairs leading to the first floor, storage cupboard.

## Kitchen/Dining Room

17' 4" x 11' 8" ( 5.28m x 3.56m )

Inset stainless steel sink unit 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 oven, hob and extractor fan, space for washing machine, double glazed patio doors and window to the rear aspect.

## First Floor Landing

Double glazed window to the side aspect, loft access, storage cupboard, radiator.

## Bedroom One

14' 6" max x 10' 8" ( 4.42m max x 3.25m )

Double glazed window to the front aspect, built in wardrobes, storage cupboard, radiator.

## En-Suite

Low level WC, pedestal hand wash basin, paneled bath, walk in shower cubicle, radiator, downlighters, double glazed window to the front aspect.

## Bedroom Two

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

Double glazed window to the front aspect, radiator, built in wardrobe.

## Bedroom Three

10' 2" x 6' 7" ( 3.10m x 2.01m )

Double glazed window to the rear aspect, radiator.

## Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath, heated towel rail.

## Rear Garden

Paved patio area with the remainder of the garden laid to lawn, gate to the side aspect.

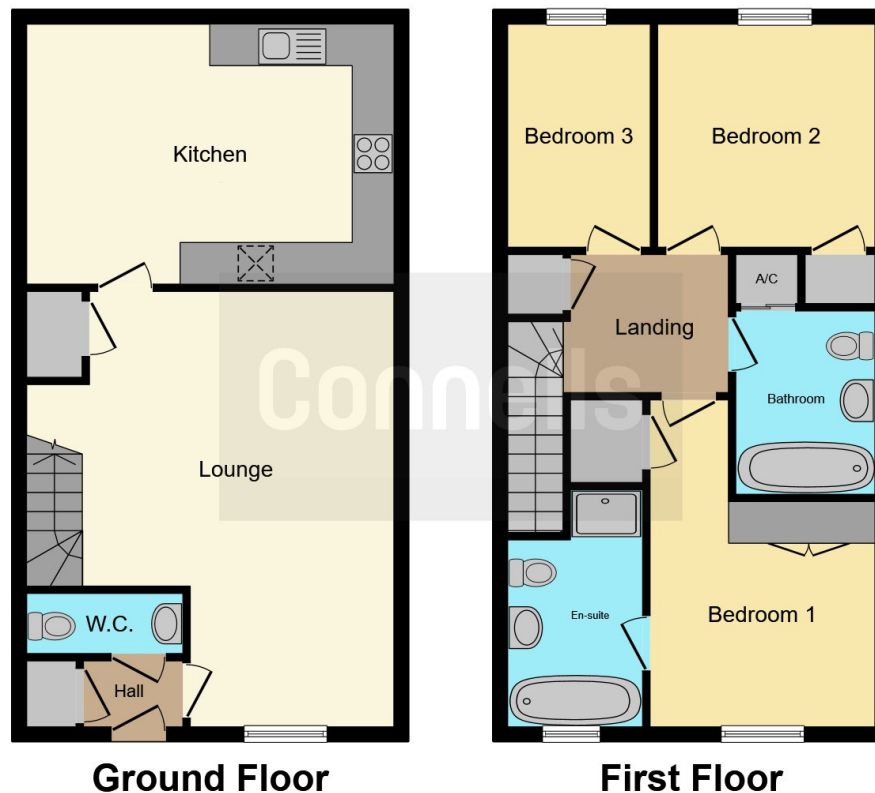












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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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