

for sale

fixed price **£475,000**



Guernsey Way BRAINTREE CM7 2FB

Introducing the perfect sanctuary for your family - a spacious four- bedroom detached family home in a wonderful location of Braintree. This remarkable home has been lovingly cherished for over three decades.



Guernsey Way BRAINTREE CM7 2FB

Entrance Hall

Stairs leading to the first floor

Downstairs Cloakroom

Low level WC, corner hand wash basin with cupboard under, window to the side aspect.

Living Room

18' 8" x 10' 7" (5.69m x 3.23m)

Composite Stone & Marble Gas Fire Hearth, door and window to the rear aspect, window to the front aspect

Dining Room

10' 1" extending to x 9' 2" (3.07m extending to x 2.79m)

Window to front and side aspect

Kitchen/Diner

19' max x 13' 5" max (5.79m max x 4.09m max)

Island with bowl & 1/2 Ceramic Sink - Laminated Tops
integrated eye level oven & grill with hob

Space for large American Style fridge/freezer

Dishwasher in island to remain - Space for wine cooler

French doors into garden

Skylights

Space for washing machine & dryer

First Floor Landing

Galleried landing, window to the rear aspect, loft access.



Bedroom One

11' x 10' 4" (3.35m x 3.15m)

Built in cupboards over bed to stay, window to the front aspect with fitted blind.

En Suite To Master

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle with rainforest shower head, heated towel rail, light up mirror, under floor heating

Bedroom Two

11' 5" x 8' 2" (3.48m x 2.49m)

Built in Wardrobes, window to the rear aspect with fitted blind

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

Window to the rear aspect

Bedroom Four

9' 4" x 7' 3" (2.84m x 2.21m)

Window to front aspect with views over the Fitch Way and river Brain

Family Shower Room

Low level WC, vanity hand wash basin with cupboard under walk in shower cubicle with rain forest shower unit, heated towel rail, full length mirror, light up cabinet, under floor heating, downlighters.





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

To view this property please contact Connells on

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

17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT308310 - 0004

Tenure: Freehold

EPC Rating: Awaited

view this property online connells.co.uk/Property/BRT308310



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 | www.rightmove.co.uk | www.zoopla.co.uk