





Property Description

Step into a world of modern elegance with this meticulously refurbished gem, designed to meet the highest standards of contemporary living.

This property benefits from No Onward Chain, allowing you to settle in effortlessly.

As you step inside you are greeted by a light and airy entrance hall which leads to the spacious living room that invites relaxation and entertaining seamlessly flowing into a modern open plan kitchen and utility area. Additionally to the ground floor there is a re-fitted family bathroom.

The first floor offers three bedrooms with an en-suite shower room to the master bedroom.

Externally this family home boasts a large plot with landscaped patio area, brick built outbuilding and shed. this home has huge potential to extend STPP

On street parking adds to the properties appeal, ensuring convenience for you and your visitors.

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.

The property is also within easy access to reputable primary and secondary schooling.

Entrance Hall

Kitchen

10' 8" narrowing to x 9' 3" (3.25m narrowing to x 2.82m)

Inset sink unit with drainer with cupboard under, wooden 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. Double glazed french doors opening out to back garden.

Living Room

18' 5" narrowing to x 12' 5" (5.61m narrowing to x 3.78m)

Double glazed window to front aspect.

Stairs leading to first floor.

Utility Room

9' 8" narrowing to x 6' 8" (2.95m narrowing to x 2.03m)

Inset sink unit with cupboard under, surfaces to the side with space and plumbing for appliances.

Family Bathroom

Low level WC, hand wash basin, bath with rainforest shower unit above, towel rail, fully tiled with window to patio.

Bedroom One

14' 9" narrowing to x 10' 5" Max (4.50m narrowing to x 3.17m)

Double glazed window to the front, door providing access to;

Ensuite

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle with rainforest shower unit, grey tiled floor.

Bedroom Two

11' 6" narrowing to x 9' 6" (3.51m narrowing to x 2.90m)

Double glazed window overlooking back garden.

Bedroom Three

8' 4" narrowing to x 7' 9" (2.54m narrowing to x 2.36m)

Double glazed window overlooking back garden.

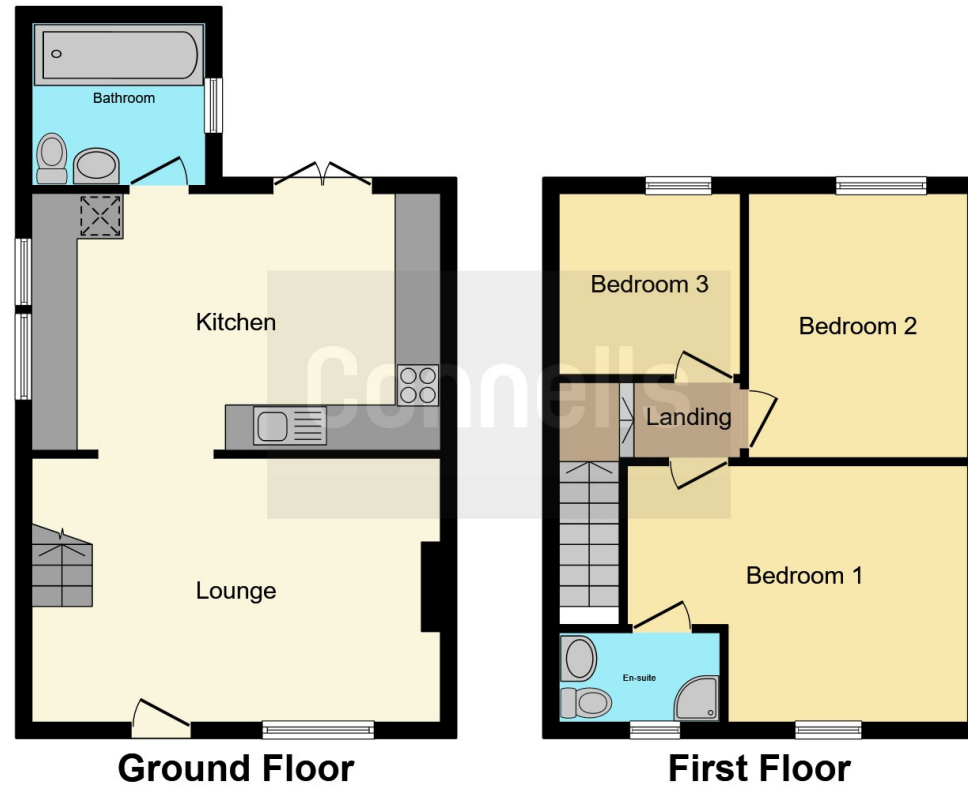
Agents Notes

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.









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

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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