



Howard Close Braintree CM7 3DT

for sale offers in excess of
£300,000



Property Description

****Open House - Saturday 10th January
12:00-14:00****

Step into a world of comfort with this delightful two-bedroom semi-detached residence, perfectly poised for your next chapter.

This beautifully appointed residence boasts a spacious layout, with welcoming living room that invites relaxation, seamlessly flowing into a delightful dining area. Additionally to the ground floor is a modern refitted kitchen and a convenient downstairs cloakroom.

The first floor offers two well appointed bedrooms and a family bathroom.

Externally, this well presented home enjoys a generous sized rear garden and off road parking for multiple vehicles.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Village and transportation including being a stones throw from Braintree Train Station with links to London Liverpool Street.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

With its prime location and ample living space, it truly offers the best of both worlds.

Entrance Hall

Stairs leading to the first floor, storage cupboard, heated rail.

Downstairs Cloakroom

Low level WC, vanity hand wash basin with cupboard under, heated towel rail, double glazed window to the side aspect.

Living Room

Double glazed window to the front aspect, radiator.

Dining Room

Double glazed window to the rear aspect, covered fireplace, storage cupboard, radiator.

Kitchen

Inset butler sink 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, integrated fridge-freezer, space for further appliances, downlighters, double glazed window to the side and rear aspect, double glazed door to the side aspect.

First Floor Landing

Double glazed window to the side aspect, loft

access.

Bedroom One

Two double glazed windows to the front aspect, radiator, cast iron fireplace.

Bedroom Two

Double glazed window to the rear aspect, radiator, cast iron fireplace.

Family Bathroom

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

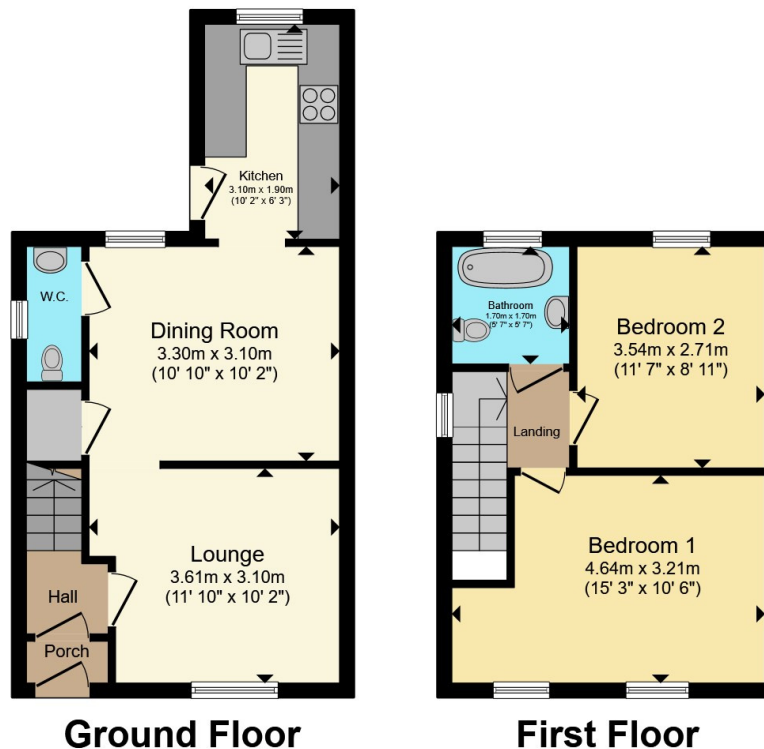
Rear Garden

Commences with a patio area with the remainder of the garden laid to lawn. Pergola to remain.









Total floor area 63.1 m² (679 sq.ft.) approx

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.propertybox.io

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17 Great Square
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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