



4 CURRANTS FARM ROAD

Braintree, CM7 5UF

£330,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Three Bedroom
- Semi Detached Home
- UPVc windows
- Conservatory

- Nicely Presented Kitchen
- Driveway Parking
- Two Toilets on the First Floor
- Easy Distance to Popular Schools





Property Description

THE PROPERTY

Three bedroom semi-detached family home with a larger than usual garden. Within easy distance to Bocking and local schools 'John Bunyan' and the catholic 'St Francis' JMI.

With Fantastic views of the park we have this Three double bedroom semi detached house that is located in the sought after location of Bocking.

The ground floor comprises of a lovely size lounge/diner leading onto a conservatory, a beautifully fitted kitchen, dining area or study and a good sized rear garden. To the first floor there are three double bedrooms, first floor family bathroom and an additional separate WC.

This property is ready to move in to and is ideal for a first

time purchaser, it is in a quiet road with beautiful views of the park and it is moments away from local amenities.

All main services connected

Freehold

EPC - Awaiting

Council Tax band - C

LOCATION

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 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 HALL

LOUNGE

19' 0" x 10' 5" (5.80m x 3.180m)

CONSERVATORY

8' 6" x 7' 7" (2.60m x 2.32m)

KITCHEN

12' 11" x 9' 0" (3.95m x 2.76m)

DINING ROOM

9' 8" x 7' 4" (2.95m x 2.25m)

FIRST FLOOR

LANDING

BEDROOM 1

13' 7" x 9' 10" (4.163m x 3m)

BEDROOM 2

10' 7" x 9' 4" (3.23m x 2.85m)

BEDROOM 3

9' 2" x 7' 3" (2.81m x 2.23m)

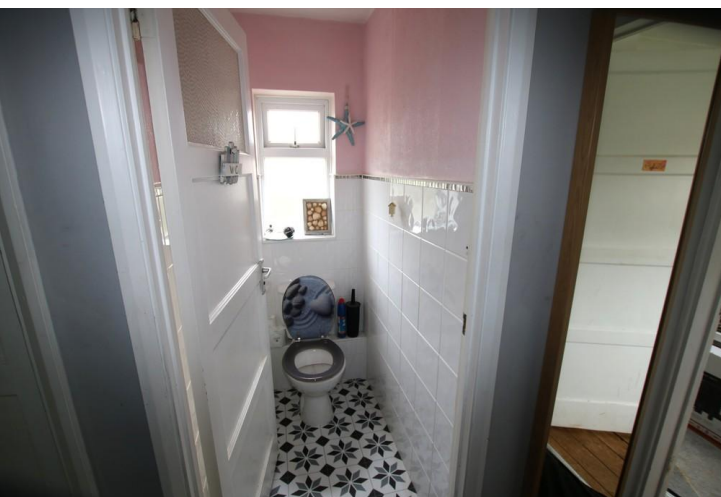
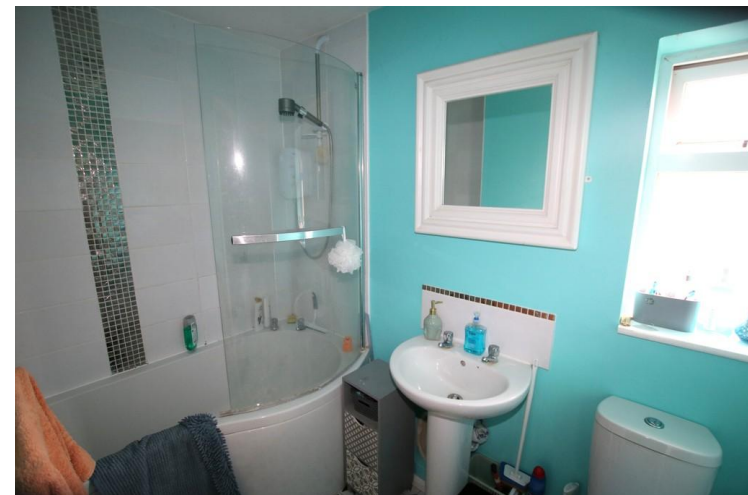
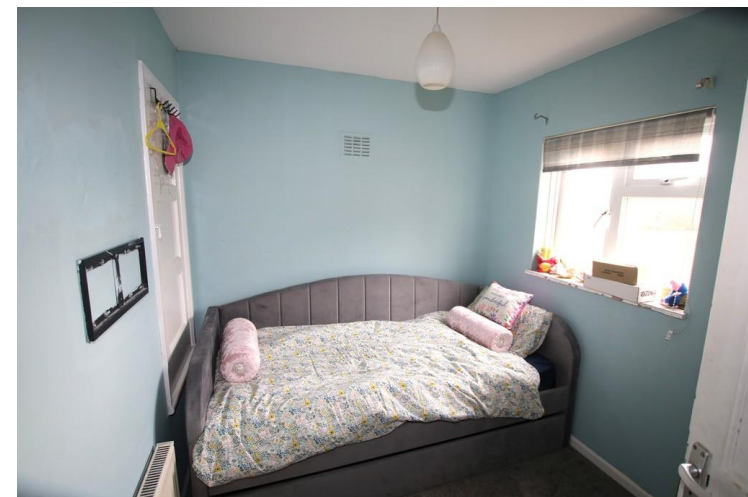
BATHROOM

SEPERATE WC

OUTSIDE

There is driveway parking to the front and good sized garden which is well stocked and mainly laid to lawn.







GROUND FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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