



**Rana Drive, Braintree, CM7 2TD**

**welcome to**

**Rana Drive, Braintree**

\*\* GUIDE PRICE £425,000 - £450,000 \*\* William H Brown are pleased to offer this stunning four bedroom detached family home situated on a corner plot in a quiet location and within easy access to Braintree Railway Station and Town Centre.



### **Entrance Hallway**

Radiator, stairs to first floor, under stairs cupboard.

### **Kitchen**

11' 7" x 9' 8" ( 3.53m x 2.95m )

Two double glazed windows to front aspect, double glazed door to side aspect, range of base and eye level units with mable work surface over incorporating a sink drainer with hot and cold mixer tap, space for fridge / freezer, space for oven with overhead extractor fan, plumbing and space for washing machine and slimline dishwasher.

### **Lounge / Dining Room**

21' 2" x 12' 2" ( 6.45m x 3.71m )

Double glazed window to side and rear aspect, double glazed sliding patio doors to rear garden, two radiators, carpets, pendant lighting.

### **Ground Floor Cloakroom**

Obscure double glazed window to front aspect, low level WC, vanity hand wash basin, wall mounted boiler.

### **Landing**

Double glazed window to side aspect, loft access.

### **Bedroom One**

11' 8" x 11' 6" ( 3.56m x 3.51m )

Three double glazed windows to front aspect, radiator, carpets, pendant lighting.

### **Bedroom Two**

12' 3" x 9' 7" ( 3.73m x 2.92m )

Two double glazed windows to rear aspect, radiator, carpets, pendant lighting, built in double wardrobes.

### **Bedroom Three**

16' 4" x 8' 2" ( 4.98m x 2.49m )

Double glazed window to front and rear aspect, radiator, carpets, pendant lighting.

### **Bedroom Four**

Double glazed window to rear aspect,, radiator, carpets, pendant lighting.

### **Family Bathroom**

Obscure double glazed window to front aspect, P'shaped bath with plumbed in shower, vanity hand wash basin, low level WC, heated towel rail.

### **Rear Garden**

A large attractive well maintained rear garden approximate 0.14 acres with patio, lawned, trees and shrub borders and enclosed by panel fencing.

### **Parking**

Integral garage and off street parking for two cars.



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## Rana Drive, Braintree

- Four Bedroom Detached Family Home
- Modern Kitchen
- Ground Floor Cloakroom
- Large Attractive Rear Garden Approximately 0.14 acres
- Integral Garage and Driveway for Two Cars

Tenure: Freehold EPC Rating: D

guide price

**£425,000**



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.focusagent.com



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Property Ref:  
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