



**Maysent Avenue, Braintree, CM7 5TZ**



**welcome to**

**Maysent Avenue, Braintree**

\*\* GUIDE PRICE £300,000 - £325,000 \*\* William H Brown are pleased to offer this three bedroom semi-detached family home situated within closed proximity to Braintree Town Centre and Mainline Railway Station.





### **Hallway**

Double glazed window to side aspect. Stairs to first floor. Understairs cupboard.

### **Lounge**

13' x 12' 7" ( 3.96m x 3.84m )

Double glazed bay window to front aspect. Radiator. Tiled flooring.

### **Kitchen / Diner**

19' 2" x 8' 6" ( 5.84m x 2.59m )

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Range for floor to ceiling units. Space for range cooker with overhead extractor fan. Integrated dishwasher. Space for fridge freezer. Cupboard housing boiler. Vertical radiator.

### **Conservatory**

9' x 11' 6" ( 2.74m x 3.51m )

Double glazed window all around. Double glazed door to rear garden. Radiator.

### **Landing**

Double glazed window to side aspect.

### **Bedroom One**

9' 9" x 13' 6" ( 2.97m x 4.11m )

Double glazed window to front aspect. Radiator.

### **Bedroom Two**

8' 6" + door recess x 10' 9" + door recess ( 2.59m + door recess x 3.28m + door recess )

Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

8' 7" max x 8' max ( 2.62m max x 2.44m max )

Double glazed window to front aspect. Radiator. Storage cupboard.

### **Bathroom**

Double glazed window to side and rear aspect. Panel enclosed bath with overhead plumbed in shower. Low level WC. Vanity hand wash basin. Heated towel rail.

### **Outbuilding / Utility Room**

Space for fridge. Space for freezer. Plumbing and space for washing machine.

### **Garden**

Large patio area and raised area. Remainder laid to lawn. Enclosed by panel fencing

### **Parking**

Driveway providing off street parking.



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## Maysent Avenue, Braintree

- Three Bedroom Family Home
- Large Rear Garden
- Gas Central Heating
- Double Glazing
- Conservatory

Tenure: Freehold EPC Rating: D

guide price

**£300,000 - £325,000**



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.floorplan.com](http://www.floorplan.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108944 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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