



Tabor Avenue, Braintree, CM7 2SX



welcome to

Tabor Avenue, Braintree

** GUIDE PRICE £350,000 - £365,000 ** William H Brown are pleased to offer this deceptively spacious and well presented three bedroom family home within walking distance to Braintree Town Centre, Tabor High School and Leisure Centre



Hall

Stairs to first floor. Radiator. Tiled flooring.

Lounge

14' 8" x 14' 3" (4.47m x 4.34m)

Double glazed window to front aspect. Radiator. Fitted electric fire. Laminate flooring. Pendant lighting.

Dining Room

11' 6" x 9' 4" (3.51m x 2.84m)

Under stairs cupboard. Radiator. Laminate flooring.

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

Double glazed window to side aspect. Range of base and eye level units incorporating a sink drainer with hot and cold mixer taps. Integrated double oven. Integrated four ring gas hob with overhead extractor. Space for American style fridge freezer. Space and plumbing for washing machine and dishwasher.

Orangery

18' 5" max x 13' 3" max (5.61m max x 4.04m max)

Double glazed window all around. Double glazed French doors to rear garden. Radiator. Laminate flooring. Pendant lighting. Radiator.

Landing

Double glazed window to side aspect. Loft access.

Bedroom One

13' 7" x 9' 9" (4.14m x 2.97m)

Double glazed window to front aspect. Built in floor to ceiling quadruple wardrobes. Radiator. Carpets.

Bedroom Two

12' 2" x 10' (3.71m x 3.05m)

Double glazed window to rear aspect. Pendant lighting. Radiator. Laminate flooring.

Bedroom Three

7' 4" x 10' 9" (2.24m x 3.28m)

Double glazed window to front and side aspect. Radiator. Pendant lighting. Carpets.

Bathroom

Double glazed window to rear aspect. Side panel bath. Wall mounted hand wash basin and vanity unit incorporation low level WC. Walk in shower cubicle. Tiled walls and flooring. Radiator.

Garden

Commencing with patio area. Remainder laid to lawn. Shed to rear. Enclosed by panel fencing.

Parking

Driveway providing off street parking for three cars.



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welcome to

Tabor Avenue, Braintree

- Three Bedrooms
- Well Presented Throughout
- Gas Central Heating
- Double Glazing
- Orangery

Tenure: Freehold EPC Rating: D

guide price

£350,000 - £365,000



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.focalagent.com



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Property Ref:
BTR109026 - 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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