



Coronation Avenue, Braintree, CM7 1EZ

welcome to

Coronation Avenue, Braintree

Step into the perfect blend of comfort and convenience with this stunning three-bedroom home, proudly presented by William H Brown. A short stroll from Braintree Town Centre and Railway Station, this property offers seamless access to local amenities while ensuring easy connectivity via the A120.



Hallway

Stairs to first floor. Under stairs cupboard. Radiator.

Lounge

11' 6" x 11' 2" (3.51m x 3.40m)

Window to front aspect secondary double glazing. Feature fireplace with electric fire.

Dining Room

9' x 13' 6" (2.74m x 4.11m)

UPVC double glazed window to rear aspect. Storage cupboard. Feature fireplace. Radiator.

Kitchen

10' 3" x 7' 1" (3.12m x 2.16m)

UPVC double glazed window to rear aspect. UPVC double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a ceramic butler sink. Plumbing for dishwasher. Cupboard housing Worcester Boiler powered with Hive heating system.

Landing

Loft access.

Bedroom One

11' 5" x 11' 9" (3.48m x 3.58m)

Window to front aspect. Feature fireplace (not working). Radiator.

Bedroom Two

13' 6" x 9' 10" (4.11m x 3.00m)

UPVC double glazed window to rear aspect. Big radiator.

Bedroom Three

10' 2" x 7' (3.10m x 2.13m)

UPVC double glazed window to rear aspect. Radiator.

Bathroom

UPVC double glazed window to rear aspect. Free standing bath with hot and cold mixer / shower attachment. Pedestal hand wash basin, Low level WC. Heated towel rail.

Garden

Low maintenance rear garden with decking and artificial lawn. Enclosed by panel fencing.

Parking

Permit parking.



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welcome to

Coronation Avenue, Braintree

- Three Bedroom Family Home
- Walking Distance to Town Centre
- Gas Central Heating
- Permit Parking
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over
£290,000



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.localagent.com



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Property Ref:
BTR109326 - 0006

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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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk