



Stafford Crescent, Braintree, CM7 9PS

welcome to

Stafford Crescent, Braintree

William h Brown are pleased to offer this well presented two bedroom house situated in the popular Kings Park Village Development and within walking distance to Lyons Hall Primary School, Tesco's and Blackwater Nature Reserve.



Entrance Hall

Door leads into entrance hall with stairs to first floor, laminate wood flooring, door to:

Lounge

15' 1" x 11' 8" (4.60m x 3.56m)

Double glazed window to front, radiator, laminate wood flooring, arch to;

Kitchen / Diner

14' 8" x 8' 10" (4.47m x 2.69m)

Tiled Flooring, double glazed window and patio doors overlooking and out to the rear garden. kitchen area is fitted with modern units comprising wall units and work surfaces, part breakfast bar, with matching drawer and base units, with inset sink unit. Built in double oven with inset gas hob and hood over. Pull out pantry unit.

Provision for washing machine. Down lighters, radiator and under stair storage cupboard

Landing

Access to loft space, doors to:

Bedroom One

14' 8" x 12' (4.47m x 3.66m)

Two double glazed windows to front, radiator, laminate wood floor, built in cupboard

Bedroom Two

11' 4" x 8' 4" (3.45m x 2.54m)

Double glazed window to rear, radiator, laminate wood flooring

Bathroom

White suite comprising Jacuzzi bath with mixer and shower above, low level WC, vanity wash basin, tiled floor and walls, double glazed frosted window to rear, down lighters

Exterior

To the front there is a small front garden with path to entrance door.

There are two allocated parking spaces to the front.

The rear garden is of good sized, with small patio to immediate rear, rest laid to lawn with garden shed and gate giving rear access



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welcome to

Stafford Crescent, Braintree

- Two Bedroom Terraced House
- Double Glazing
- Gas Central Heating
- Walking Distance of Lyons Hall Primary
- Rear Garden

Tenure: Freehold EPC Rating: C

£280,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 inspections. Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109345 - 0003

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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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