



**Orchard Drive, BRAINTREE, CM7 1EQ**

**welcome to**

## **Orchard Drive, BRAINTREE**

NO ONWARD CHAIN \* GUIDE PRICE £280,000-£290,000\* William H Brown are pleased to offer this spacious two-bedroom semi-detached home situated close to Braintree Town Centre & Train Station, offering convenient access for commuters. The property also benefits from excellent road links to A120 & M11.



## **Hallway**

Stairs to first floor. Doors leading to:-

## **Lounge / Diner**

23' x 13' 1" ( 7.01m x 3.99m )

L'shaped. Double glazed window to front aspect. Double glazed sliding patio doors to Conservatory. Radiator.

## **Conservatory**

12' 7" x 8' 5" ( 3.84m x 2.57m )

Double glazed windows all around. Double glazed door to rear garden.

## **Kitchen**

16' 2" x 8' 8" ( 4.93m x 2.64m )

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob with overhead extractor fan. Integrated fridge freezer. Plumbing and space for appliances. Underfloor heating. Switch for the outside passage security light.

## **Landing**

Loft access and is part boarded. Airing cupboard with switches for the outside security lights. Doors leading to:-

## **Bedroom One**

13' x 12' ( 3.96m x 3.66m )

Two double glazed windows to front aspect. Radiator.

## **Bedroom Two**

11' 4" x 6' 7" ( 3.45m x 2.01m )

Double glazed window to rear aspect. Radiator.

## **Bathroom**

8' x 5' 7" ( 2.44m x 1.70m )

Obscure double glazed window to rear aspect. Side panel bath with overhead shower attachment. Pedestal hand wash basin. Low level WC. heated towel rail.

## **Garden**

Low maintenance rear garden with patio and shingle. Two sheds. Enclosed by panel fencing. Side access gate. Two large storage boxes and water butts to remain.

## **Parking**

Driveway providing off street parking.



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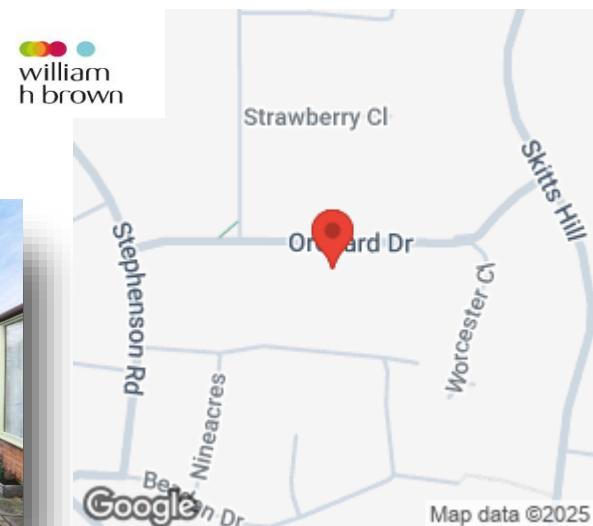
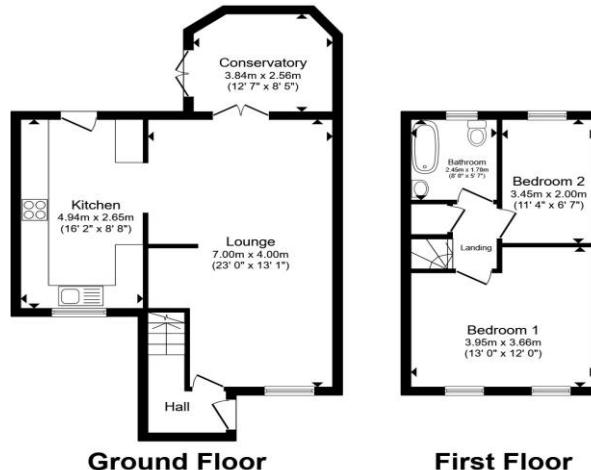
- No Onward Chain
- Two Bedroom Semi- Detached
- Open Plan Lounge / Diner
- Ideal First Time Purchase
- Gas Central Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£280,000 - £290,000**



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Property Ref:  
BTR109789 - 0002

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