



Maple Avenue, Braintree, CM7 2NT

welcome to

Maple Avenue, Braintree

**** GUIDE PRICE £400,000 - £425,000 **** William H Brown are pleased to offer this extended and well presented three bedroom semi-detached family home situated in a sought after and quiet location within easy reach of the A120 and walking distance to St Michael's Primary School and Town Centre.



Entrance Hallway

Stairs to first floor. Radiator.

Lounge / Diner

25' into bay x 10' 2" + recess (7.62m into bay x 3.10m + recess)

L'shaped. Double glazed bay window to front aspect. Storage cupboard. Two radiators. Feature fireplace with gas fire.

Garden Room

11' 10" x 9' 3" (3.61m x 2.82m)

Double glazed bi-fold doors to rear garden. Radiator.

Kitchen

16' 1" x 8' 7" (4.90m x 2.62m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a ceramic sink drainer with hot and cold mixer tap. Integrated oven. Four ring induction hob and overhead extractor fan. Integrated dishwasher, fridge freezer and microwave. Plumbing and space for washing machine.

Landing

Double glazed window to side aspect. Loft access.

Bedroom One

12' 10" + recess x 9' 10" (3.91m + recess x 3.00m)

Double glazed window to front aspect. Radiator. Built in wardrobe.

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed window to rear aspect. Radiator. Cupboard housing boiler.

Bedroom Three

9' 2" x 5' 11" (2.79m x 1.80m)

Double glazed window to front aspect. Radiator.

Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)

Obscure double glazed window to rear aspect. Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Pedestal hand wash basin. Radiator.

Garden

Landscaped rear garden commencing with a large paved patio seating area. Shrub boarder. Remainder laid to lawn. Enclosed by panel fencing. Cabin to rear.

Summer House

6' 7" x 13' 1" (2.01m x 3.99m)

Double glazed French doors and windows. Power and lighting.

Parking

Block paved driveway for two cars leading to garage.

Garage

18' 1" x 8' 2" (5.51m x 2.49m)

Up and over door. Power and lighting.



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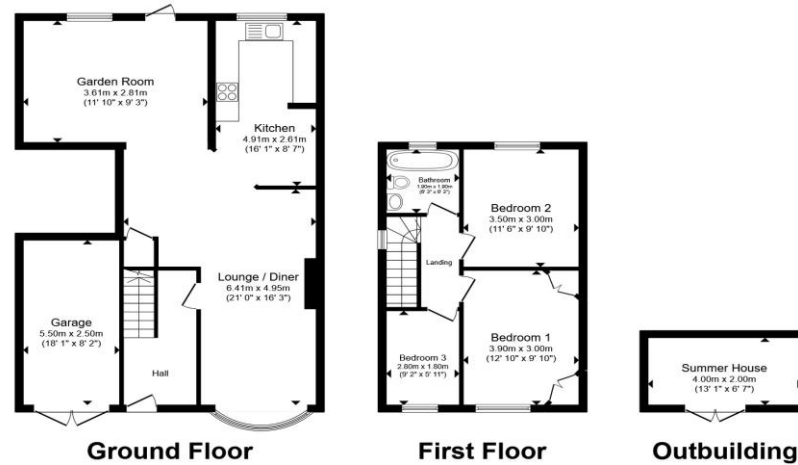
Maple Avenue, Braintree

- Three Bedroom Semi-Detached House
- Well Presented Throughout
- Garden Room
- Gas Central Heating
- Double Glazing

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

guide price

£400,000 - £425,000



Total floor area 126.3 m² (1,360 sq.ft.) approx

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.propertybox.io

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postcode not the actual property

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Property Ref:
BTR109961 - 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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