



## 54 PANFIELD LANE, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 1 Bathrooms | 3 Receptions

**\*\* NO ONWARD CHAIN \*\*** Nestled on the edge of the Town Centre, within walking distance of the Station and good nearby schools, this attractive semi-detached home is bursting with **POTENTIAL TO EXTEND STPP**. Occupying a great size plot, with generous driveway frontage, and additional driveway to the side which leads to a detached single **GARAGE**, the property offers scope for enlargement if desired. Internally the existing home comprises of **THREE** reception rooms, including a **CONSERVATORY** to the rear, together with three well proportioned bedrooms, a family bathroom, and ground floor Cloakroom. Early viewing is a must in order to truly appreciate the potential on offer.



GROUND FLOOR

Entrance Hall

Carpet flooring, radiator, stairs rising to first, under stairs storage, doors to;

Living Room 11’10” x 11’6” (3.61 x 3.51)

Carpet flooring, double glazed bay window to front, radiator, gas fire, opening to;

Dining Room 12’4” x 11’11” (3.77 x 3.65)

Carpet flooring, radiator, patio doors to;

Conservatory 15’3” x 12’11” (4.66 x 3.94)

Carpet flooring, radiator, double glazed windows to rear, door to;

Cloakroom

Hand wash basin, WC.

Kitchen 13’11” x 7’5” (4.26 x 2.27)

Carpet flooring, wall & base units, spaces for appliances, door & window to side, window to rear.

FIRST FLOOR

Landing

Carpet flooring, window to side aspect, loft access, doors to;

Bedroom One 14’0” x 10’4” (4.28 x 3.16)

Carpet flooring, double glazed bay window to front, radiator, storage cupboard.

Bedroom Two 12’4” x 10’7” (3.77 x 3.25)

Carpet flooring, double glazed window to rear, radiator, fitted cupboards.

Bedroom Three 9’0” x 7’7” (2.76 x 2.32)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Bath with shower over, hand wash basin, WC, obscure window to side aspect, radiator, wall mounted Worcester Bosch gas boiler.

EXTERIOR

Front Of Property

Block paved driveway for three vehicles, side access with further driveway space leading to garage at rear with up & over door.

Garden

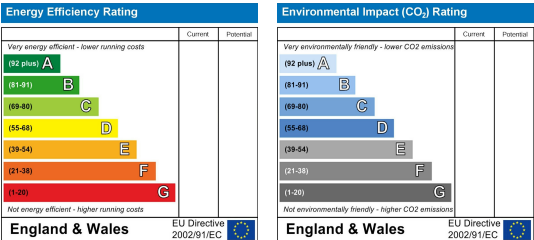
Established rear garden with paved patio area, detached single garage.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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