



## 23 BYNG GARDENS, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 1 Bathrooms | 3 Receptions

\*\* DESIRABLE CUL-DE-SAC \*\* Situated upon the favourable and family orientated Fairview Development, this EXTENDED and much improved THREE bedroom property comes with extended ground floor living space, offering THREE reception rooms, finished to a modern standard throughout. Occupying a good sized plot with generous frontage providing off street parking, the property furthermore offers an integral GARAGE which lends scope for conversion if required. Positioned within walking distance of good local schools and a vast selection of local amenities being just a 20 minute walk from the Town Centre and Station, early viewing is highly recommended in order to appreciate the internal accommodation on offer.



## GROUND FLOOR

### Entrance Hall

Lounge 22'2" x 9'11" (6.78 x 3.03)

LVT flooring, radiator, double glazed window to front, french doors to;

Dining Room 16'8" x 10'2" (5.10 x 3.10)

LVT flooring, radiator, stairs rising to first floor, patio doors to rear, door to;

Kitchen 11'0" x 6'8" (3.37 x 2.05)

Tiled flooring, matching wall & base units with roll edged work surfaces, one & a half stainless steel sink with mixer tap, integral oven with gas hob, integral fridge & dishwasher, space for washing machine, double glazed window to side, door to;

Breakfast Room 16'11" x 11'1" (5.16 x 3.40)

LVT flooring, double glazed window to rear, door to side.

## FIRST FLOOR

### Landing

Carpet flooring, loft access, doors to ;

Bedroom One 11'1" x 9'6" (3.40 x 2.90)

Double glazed window to front, radiator.

Bedroom Two 10'2" x 9'6" (3.10 x 2.90)

Double glazed window to rear, radiator.

Bedroom Three 9'10" x 7'2" (3.00 x 2.20)

Double glazed window to front, built in cupboard.

### Bathroom

Tiled flooring, bath, pedestal hand wash basin, WC, two obscure double glazed windows to rear.

## EXTERIOR

### Garden

Commencing with paved patio, remainder laid to lawn, side access gate.

### Garage

Single garage with electric door.

### Driveway

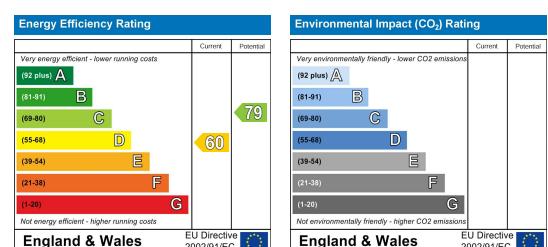
Block paved driveway providing parking for multiple vehicles.

## 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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