



Connells

Rodney Gardens
BRAINTREE

Rodney Gardens BRAINTREE CM7 9TS

for sale guide price
£340,000



Property Description

****Guide Price £340,000-£350,000****

Nestled in a quiet cul-de-sac on the desirable 'Fairview Development' is this three bedroom detached family home which benefits from No Onward Chain making it an ideal opportunity for a smooth and hassle-free purchase.

This residence is designed for seamless living with a cosy living room, dining room with doors leading to the rear garden and a modern kitchen. The first floor offers a re-fitted family bathroom and three well appointed bedrooms.

Externally this family home offers a generous sized rear garden, driveway parking for multiple vehicles and a garage.

This modern home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

This family home is also a short drive from 'Braintree Village' with a variety of shopping and leisure facilities and a Tesco store.

Entrance Hall

Stairs leading to the first floor, storage cupboard, radiator.

Living Room

14' 2" x 13' 2" max (4.32m x 4.01m max)
Double glazed window to the front aspect, storage cupboard, radiator.

Dining Room

9' 3" x 8' 4" (2.82m x 2.54m)
Double glazed french doors to the rear aspect, radiator.

Kitchen

8' 9" x 7' 8" (2.67m x 2.34m)
Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker, washing machine and fridge-freezer, floor to ceiling radiator, double glazed window and door to the rear aspect.

First Floor Landing

Loft access

Bedroom One

12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed window to the front aspect, radiator.

Bedroom Two

11' max x 9' 9" (3.35m max x 2.97m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

9' 6" max x 6' 5" max (2.90m max x 1.96m max)

Double glazed window to the front aspect, storage cupboard, radiator.

Family Bathroom

Enclosed WC, vanity hand wash basin with cupboard under panelled bath with shower unit above, heated towel rail, double glazed window to the rear aspect.

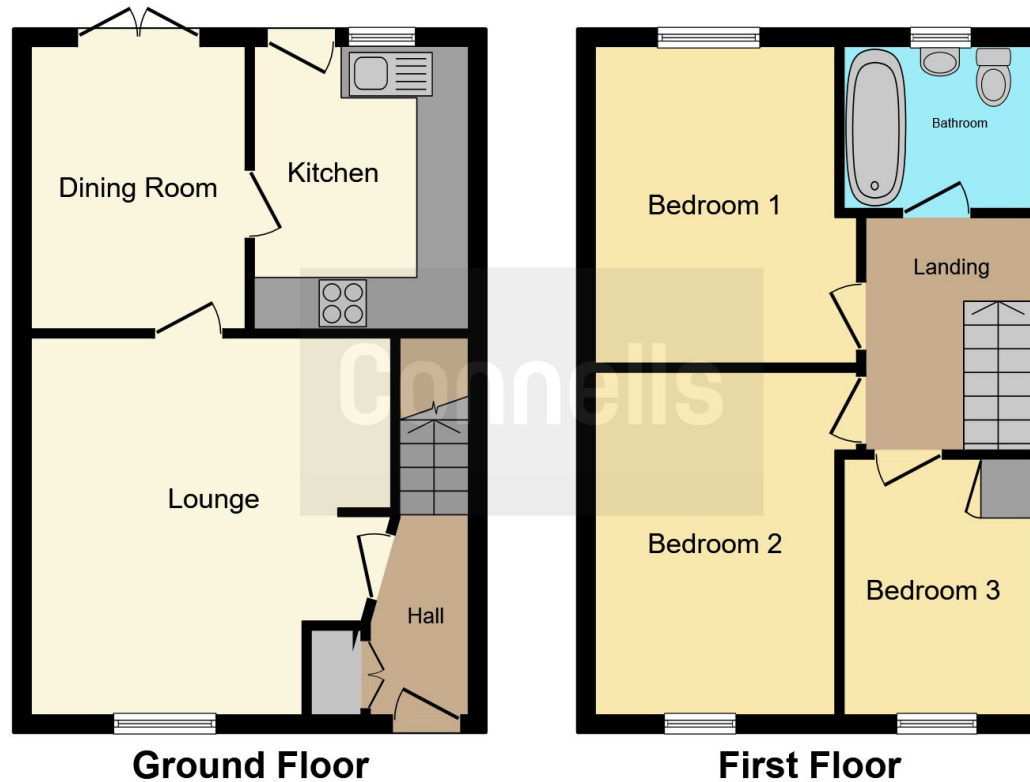
Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, side gate, courtesy door to the garage.









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.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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