



9 ST FRANCIS WALK, CONVENT LANE, BRAINTREE CM7

£2,000 PER MONTH

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** AVAILABLE 1st AUGUST **** This attractive, and desirable FAMILY HOME occupies a great position within the sought after Convent Lane, offering FOUR double bedrooms, THREE reception rooms, together with TWO bathrooms and a ground floor Cloakroom. Well presented throughout, the spacious accommodation offers great space for the modern family whilst benefiting from a low maintenance rear garden, and double driveway to the rear of the property. Early viewing is highly recommended in order to truly appreciate the space on offer.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, storage cupboard, doors to:

Kitchen/ Diner 25'7" x 10'9" (7.80 x 3.30)

Tiled flooring, wall & base units with edged work surfaces, one & a half stainless steel sink with filtered tap, integral double oven, hob with extractor over, integral dishwasher & washing machine, space for fridge/ freezer, double glazed window to front, french doors to rear garden.

Study 8'2" x 6'2" (2.50 x 1.90)

Carpet flooring, radiator, double glazed window to rear.

Cloakroom

Tiled flooring, hand wash basin, WC, radiator.

Lounge 21'3" x 11'1" (6.50 x 3.40)

Carpet flooring, double glazed bay window to front, radiator, feature fireplace, doors to:

Atrium 10'5" x 9'6" (3.20 x 2.90)

Tiled flooring, radiator, french doors to rear garden.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to rear, doors to:

Bedroom One 11'9" x 10'9" (3.60 x 3.30)

Carpet flooring, double glazed window to front, radiator, fitted wardrobes, door to:

Ensuite

Tiled flooring, shower enclosure, pedestal hand wash basin, WC, radiator, obscure double glazed window to front.

Bedroom Two 11'1" x 9'2" (3.40 x 2.80)

Carpet flooring, radiator, built in wardrobes, double glazed window to rear.

Bedroom Three 11'5" x 9'6" (3.50 x 2.90)

Carpet flooring, double glazed window to front, radiator, fitted wardrobe.

Bedroom Four 9'2" x 7'6" (2.80 x 2.30)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

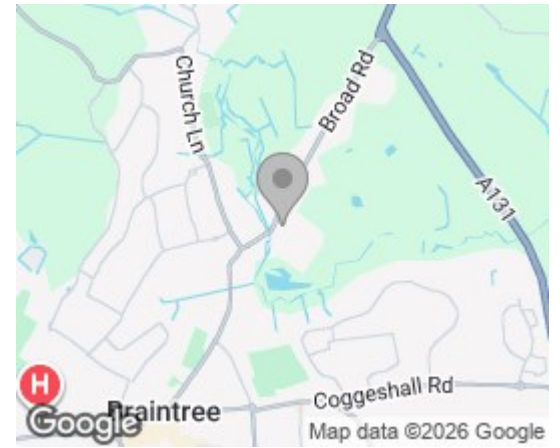
Tiled flooring, bath with shower over, pedestal hand wash basin, WC, radiator, obscure double glazed window to rear.

EXTERIOR

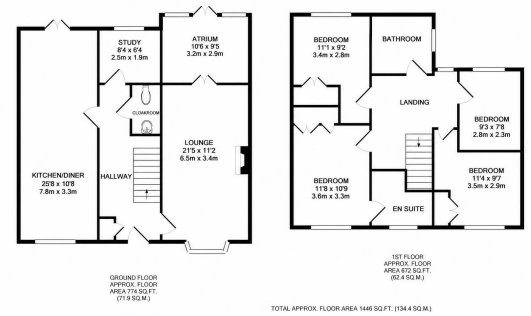
Garden

Paved patio area with remainder laid to lawn, rear access gate.

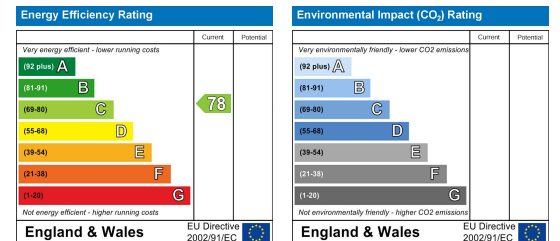
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
 Braintree
 Essex
 CM1 1ER

