

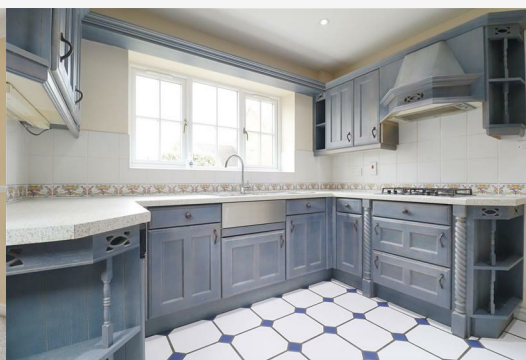


4 FRAMLINGHAM WAY, BRAINTREE CM77

£1,850 PER MONTH

3 Bedrooms | 2 Bathrooms | 3 Receptions

**** AVAILABLE NOVEMBER **** Nestled within this quiet cul-de-sac location within the heart of Great Notley, just a stones throw from many of Great Notley's village amenities including the 100 acre COUNTRY PARK, this well presented THREE BEDROOM DETACHED extended family home. The property boasts THREE Reception Rooms, Cloakroom, En-Suite to the Master Bedroom whilst also offering a part converted garage creating a Utility Room. Early VIEWING ADVISED due to the popular nature of properties within this family orientated area.



Front of Property

Driveway parking for 2 vehicles, 1/2 Garage with up & over door.

Entrance Hall

Stairs rising to first floor, doors to;

Cloakroom

WC, hand wash basin, window to side

Lounge 14’9” x 13’4” (4.51 x 4.08)

Laminate flooring, feature fireplace, radiator, window to rear, doors leading to sitting room

Kitchen 9’10” x 9’7” (3.02 x 2.94)

Wall & base units, integrated oven with 4 ring hob with extractor over, integrated dishwasher & fridge freezer, space for washing machine, window to front,

Dining Room 18’10” x 9’8” (5.76 x 2.96)

Laminate flooring, radiator, window to rear

Sitting Room 14’3” x 13’1” (4.36 x 4.01)

Laminate flooring roof lantern, doors leading to rear garden

Utility Room

Space for washing machine & tumble dryer, door leading to rear garden

FIRST FLOOR

Landing

Bedroom One 11’3” x 9’10” (3.45 x 3.00)

Carpet flooring. window to rear, 2x wardrobes, door to;

En-Suite

Shower, WC, hand wash basin, window to side

Bedroom Two 11’1” x 9’3” (3.40 x 2.83)

Carpet flooring. window to rear, 2x wardrobes

Bedroom Three 9’10” x 8’4” (3.00 x 2.55)

Carpet flooring, window to front

Bathroom

Bath with hair attachment, WC, pedestal hand wash basin, obscure window.

Rear of Property

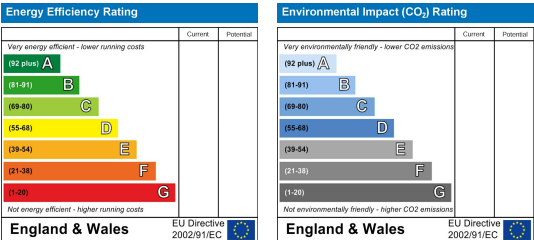
Commencing with a patio seating area, remainder laid to lawn

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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