



**Farthing Close, Braintree, CM7 9DN**

welcome to

## Farthing Close, Braintree

\*GUIDE PRICE £300,000–£325,000\* A deceptively spacious two double bedroom semi-detached home, tucked away in a quiet cul-de-sac on the popular Kings Park Development. Ideally located within walking distance of Lyons Hall Primary School, Tesco's, Blackwater Nature Reserve, and easy access to A120.



**Porch**

Double glazed window to side aspect. Door leading to:-

**Lounge**

15' 5" x 11' 10" ( 4.70m x 3.61m )

Double glazed window to front aspect. Stairs to first floor. Understairs cupboard. Radiator. Laminate flooring. Archway leading to:-

**Kitchen**

9' 6" x 11' 10" ( 2.90m x 3.61m )

Double glazed window to side aspect. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Integrated double oven. Four ring induction hob, Integrated dishwasher, washing machine and fridge freezer. Door leading to:-

**Conservatory**

9' 6" x 12' ( 2.90m x 3.66m )

Double glazed windows all around. Double glazed French doors to rear garden.

**Landing**

Double glazed window to side aspect. Doors leading to:-

**Bedroom One**

9' 6" x 11' 10" ( 2.90m x 3.61m )

Double glazed window to rear aspect. Radiator. Carpets.

**Bedroom Two**

9' 6" x 11' 10" ( 2.90m x 3.61m )

Double glazed window to front aspect. Radiator. Carpets

**Bathroom**

4' 11" x 9' 6" ( 1.50m x 2.90m )

Obscure double glazed window to side aspect. Side panel bath with hot and cold mixer taps and overhead shower attachment. Low level WC. Pedestal hand wash basin. Heated towel rail. Storage cupboard.

**Garden**

Commences with a paved patio seating area and remainder laid to lawn. Enclosed by panel fencing.

**Parking**

Driveway providing off street parking leading to garage.

**Garage**

16' 5" x 9' 10" ( 5.00m x 3.00m )

Up and over door.



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## Farthing Close, Braintree

- Two Bedroom House
- Semi Detached
- Sought After Kings Park Development
- Ideal For First Time Buyers
- Double Glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£300,000- £325,000**



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Property Ref:  
BTR110125 - 0002

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