



54 MARLBOROUGH ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Situated within the Fairview development on Marlborough Road, this immaculately presented THREE bedroom detached family home offers generous living accommodation throughout, whilst enjoying a peaceful yet convenient position close to local amenities, schools and transport links. Internally the property comprises of LARGE reception room, including including a LOG BURNER, a well-appointed kitchen, downstairs cloakroom, three DOUBLE bedrooms and a spacious shower room suite. Externally the property benefits from driveway parking, as well as a GARAGE and an enclosed mature rear garden, ideal for relaxing and entertaining alike. Conveniently positioned within easy reach of nearby amenities and local schooling, early viewing is highly advised in order to appreciate the spacious and versatile accommodation on offer.



GROUND FLOOR

Entrance Porch

Laminate flooring, window to side aspect, door leading to:

Cloakroom

Tiled flooring, window to side aspect, WC, hand wash basin, radiator

Living/Dining Room 24’4” x 11’3” (7.43m x 3.45m)

Laminate flooring, window to front aspect, sliding patio doors to the rear garden, log burner, radiator, doors leading to inner hallway.

Kitchen 10’2” x 9’3” (3.10m x 2.83m)

Tiled flooring, patio door to side aspect, window to rear aspect, range of wall and base units, one and a quarter sink and drainer, electric double oven, electric hob with extractor over, space for appliances, radiator

FIRST FLOOR

Landing

Carpeted flooring, high level window to side aspect, loft access, doors leading to:

Bedroom One 13’6” x 10’4” (4.14m x 3.15m)

Carpeted flooring, window to front aspect, radiator.

Bedroom Two 11’3” x 10’4” (3.44m x 3.17m)

Carpeted flooring, window to rear aspect, radiator.

Bedroom Three 9’0” x 8’10” (2.75m x 2.70m)

Carpeted flooring, window to front aspect, radiator.

Shower Room 9’1” x 8’8” (2.78m x 2.65m)

Tiled flooring, underfloor heating, large shower enclosure, WC, hand wash basin with vanity unit, storage cupboard, window to rear aspect, radiator.

EXTERIOR

Front

Driveway providing off road parking for two vehicles, path to front entrance, laid to lawn with established shrubs and boarders.

Rear Garden

Commences with a patio area leading to lawn with mature flower beds. Side access. Shed to remain.

Garage

Up and over door, power lighting and plumbing.

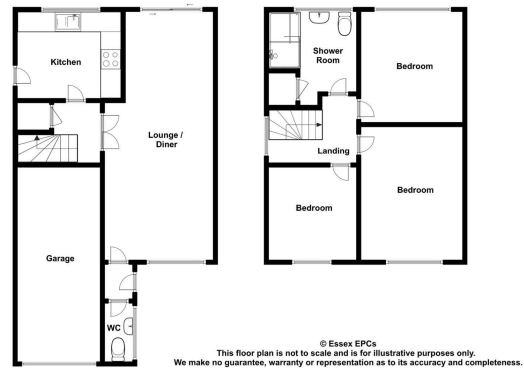
NOTES

We are advised that the property is sold subject to the grant of probate, for which the probate application has already been submitted.

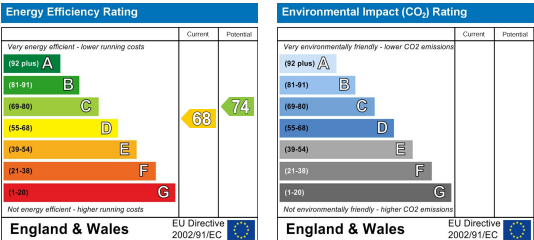
Area Map



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
CM7 1ER

