

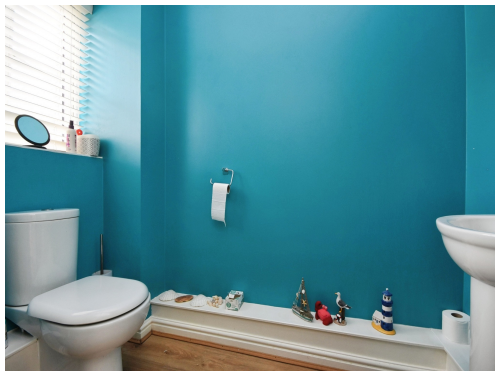


Connells

Leywood Close
BRAINTREE

Leywood Close BRAINTREE CM7 3NP

for sale guide price
£375,000



Property Description

Guide Price £375,000 - £400,000

Located within a popular residential development on Leywood Close, Braintree, this spacious and versatile four-bedroom townhouse offers well-balanced accommodation across three floors, making it an ideal home for growing families.

The ground floor features a welcoming entrance hall, cloakroom, modern kitchen and a generous lounge/dining room with access to the fully enclosed rear garden, perfect for entertaining.

On the first floor are three well-proportioned bedrooms, including one with its own en-suite shower room, together with the family bathroom.

Occupying the entire second floor, the impressive master bedroom provides a peaceful retreat and benefits from its own en-suite shower room and excellent privacy.

Externally, the property enjoys a fully enclosed rear garden, a garage en bloc and parking directly in front of the garage.

Ideally positioned for commuters and families alike, the property offers excellent access to the A120 and wider road links including the M11. Braintree Village shopping outlet, Braintree town centre, supermarkets, restaurants, leisure facilities & Braintree railway station are all within easy reach and a

selection of well-regarded primary & secondary schools are also nearby, making this an excellent location for family living.

Offering generous living space, flexible accommodation and a convenient location, this fantastic home is ready to move into. Early viewing is highly recommended

Entrance Hall

Stairs to first floor, understairs cupboard, radiator.

Cloakroom

Low level WC, pedestal hand wash basin, window to front aspect, radiator.

Kitchen

15' 7" x 9' 10" (4.75m x 3.00m)

Inset one and a half bowl sink unit with cupboards under, working surfaces to the side with a matching range of wall mounted units and further drawers and cupboards under, built in oven, hob with extractor fan above, space for further appliances, double glazed window to the front aspect.

Living Room

19' 8" x 11' 2" (5.99m x 3.40m)

Double glazed French doors to the rear garden, double glazed window to the rear aspect, radiator.

First Floor Landing

Airing cupboard, stairs to second floor, radiator,

Bedroom Two

6' 11" x 5' 11" (2.11m x 1.80m)

Double glazed window to the rear aspect, radiator

Ensuite

9' 10" x 2' 11" (3.00m x 0.89m)

Low level WC, pedestal hand wash basin, shower cubicle, radiator

Bedroom Three

10' 2" x 9' 7" (3.10m x 2.92m)

Double glazed window to the rear aspect, radiator

Bedroom Four

10' 2" x 8' 6" (3.10m x 2.59m)

Double glazed window to the front aspect, radiator

Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, double glazed window to the front aspect.

Bedroom One

21' 5" x 19' 8" (6.53m x 5.99m)

Double glazed window to the front aspect, velux window to the rear aspect, loft hatch. three radiators.

Ensuite

8' 10" x 6' 11" (2.69m x 2.11m)

Walk in shower cubicle, low level wc, pedestal hand wash basin, velux window to the rear aspect, radiator.

Rear Garden

Commences with a wooden decked area with garden laid to lawn with flower borders fully enclosed by panel fencing.

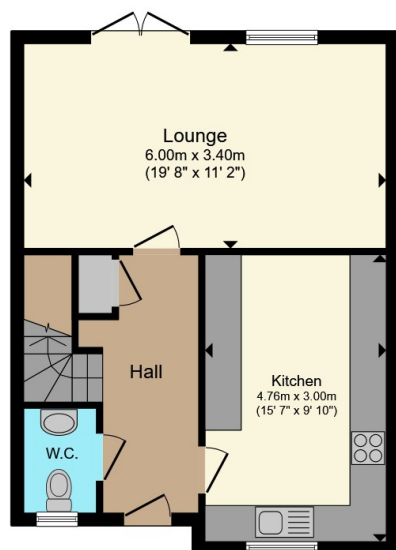
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

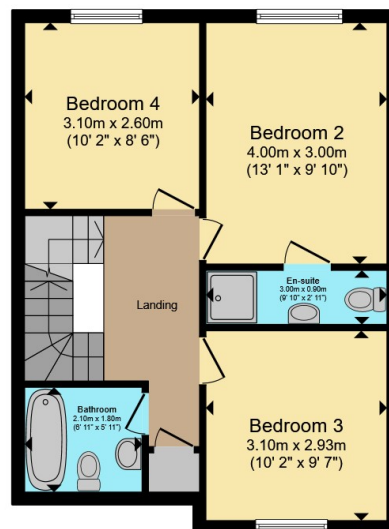




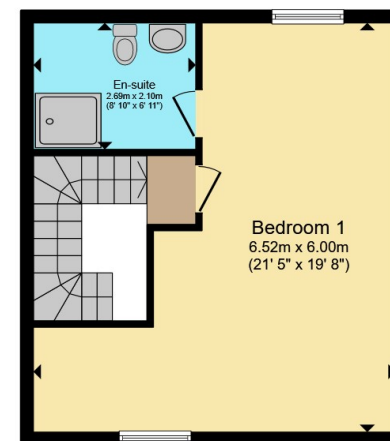




Ground Floor



First Floor



Second Floor

Total floor area 137.0 m² (1,474 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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17 Great Square
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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308782



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