BRANOCS ESTATES

# 4 WARNE AVENUE, BRAINTREE CM7

## GUIDE PRICE £300,000

### 3 Bedrooms | 1 Bathrooms | 1 Receptions

** CALLING ALL FIRST TIME BUYERS ** Situated in a peaceful location close to nearby amenities, this modern THREE bedroom property is the IDEAL starter home, with generous living space, well proportioned room sizes, and the benefit of a ground floor CLOAKROOM. Conveniently offering two parking spaces to the front, and a great sized rear garden, this is a home that has so much to offer, and only by internal inspection can you truly appreciate the space and location on offer.

## Hallway

Stairs to first floor, storage cupboard, doors to:

## Cloakroom

WC, hand wash basin inset to vanity unit, chrome heated towel radiator

## Lounge/Diner 17'10 x 11'5 (5.44m x 3.48m)

Laminate flooring, french doors to rear garden, radiator, opening to Kitchen

## Kitchen 11'8 x 8'6 (3.56m x 2.59m)

Tiled flooring, double glazed window to rear aspect, integral oven with fitted extractor over, spaces for washing machine, fridge-freezer, and dishwasher. Matching wall and base level high gloss units with roll edged work surfaces

## FIRST FLOOR

## Bedroom One 12'6 x 8'6 (3.81m x 2.59m)

Carpet flooring, double glazed window to front, radiator

## Bedroom Two 12'0 x 8'6 (3.66m x 2.59m)

Carpet flooring, radiator, double glazed window to front

## Bedroom Three 10'2 x 8'6 (3.10m x 2.59m)

Carpet flooring, radiator, double glazed window to rear aspect

## Bathroom 7'4 x 6'11 (2.24m x 2.11m)

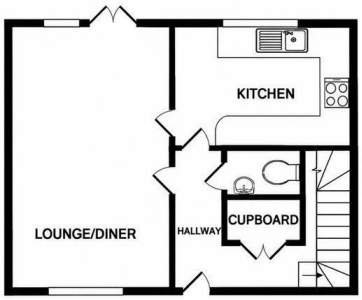
Laminate flooring, bath with shower over, wc, pedestal hand wash basin, chrome heated towel radiator

## Rear of Property

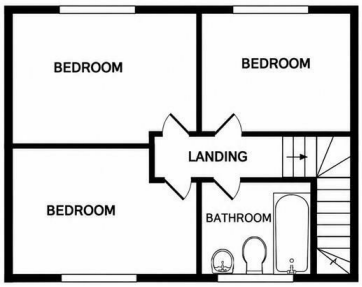
Paved patio area leading to garden laid to lawn with established borders, further raised decking area

## Area Map

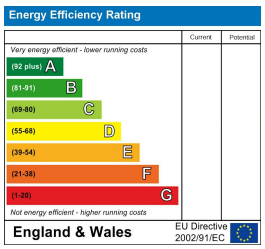
## Floor Plans

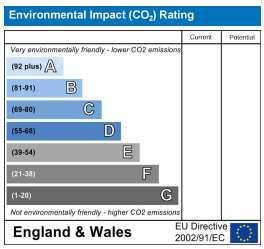



GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)




## 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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