

oakheart

£350,000

Offers In Excess Of
Vernon Way, Braintree



Situated within the highly desirable Fairview development in Braintree, this beautifully presented four-bedroom end-terrace home offers an exceptional blend of modern living, generous space, and picturesque surroundings.

Enjoying an enviable position overlooking the stunning Bocking and Blackwater Nature Reserve, the property is surrounded by an abundance of greenery and scenic walking routes, creating a peaceful and family-friendly environment perfect for outdoor enthusiasts, dog walkers, and those seeking a balance between town and nature. Adding further appeal, a selection of highly regarded local schools can be reached within approximately a five-minute walk, making this an ideal home for families.

Internally, the property has been finished to an immaculate standard throughout and

offers around 890 sq ft of stylish and versatile accommodation. The spacious lounge/dining room is flooded with natural light, creating a warm and inviting atmosphere ideal for both everyday living and entertaining.

The modern fitted kitchen comes complete with integrated appliances and offers a sleek, practical space designed for contemporary lifestyles. The principal bedroom is of good size and has plenty of storage and also overlooks the nature reserve.

An additional three well-proportioned bedrooms offer flexibility for growing families, guest accommodation, or home office space.

A beautifully finished contemporary bathroom completes the first floor, featuring

modern fixtures and a stylish design.

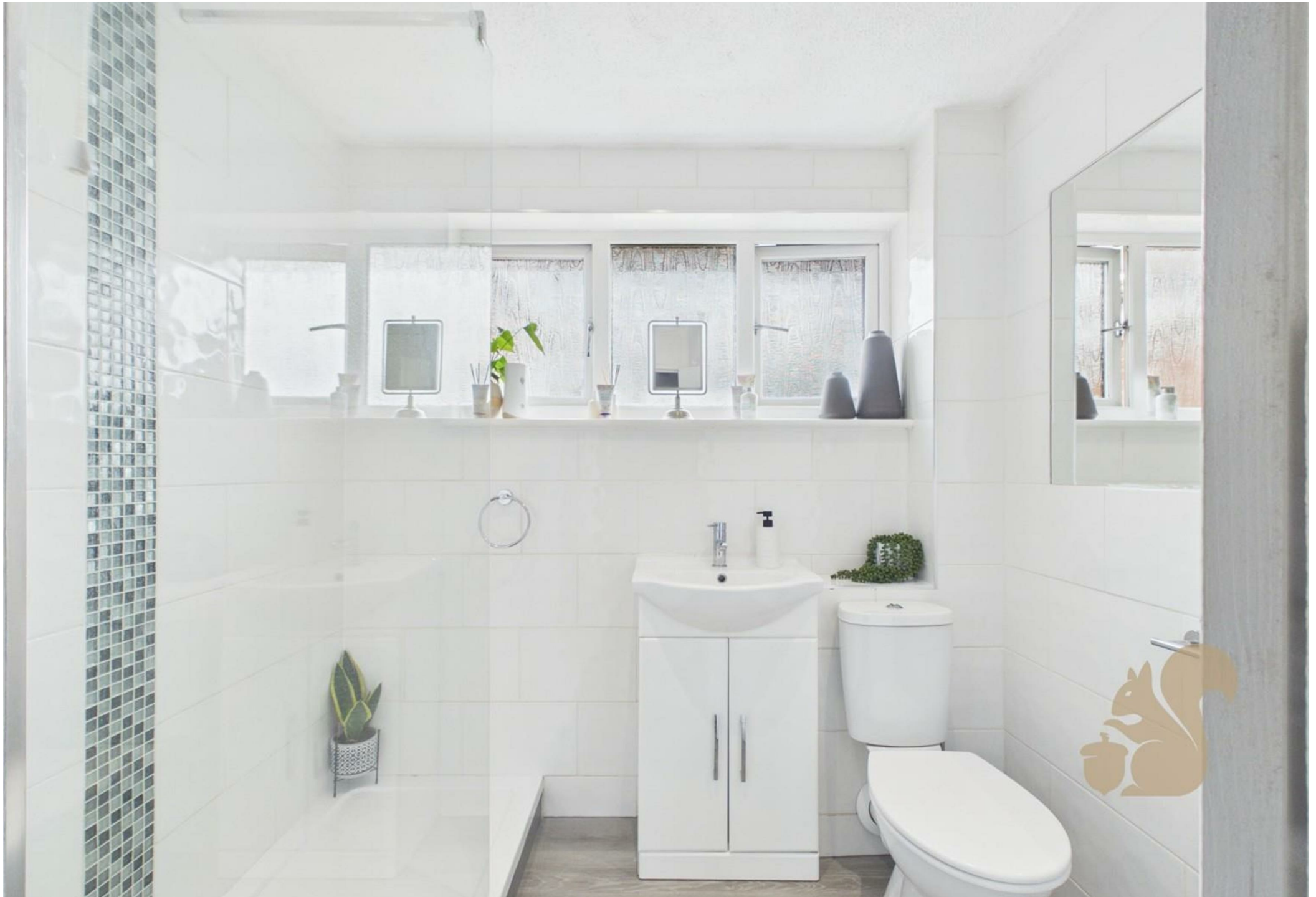
Externally, the home also benefits from a garage and private parking, adding further convenience to this already impressive property.

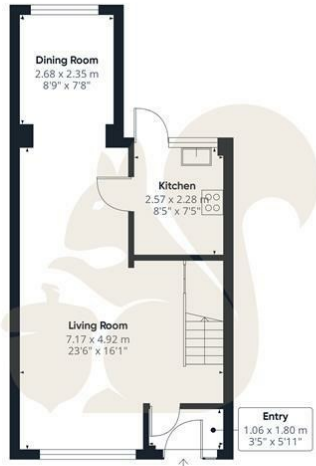
Combining spacious accommodation, excellent local schooling, tranquil green surroundings, and a sought-after Fairview location, this outstanding four-bedroom home presents a fantastic opportunity for buyers looking to enjoy modern family living in one of Braintree's most popular residential settings.



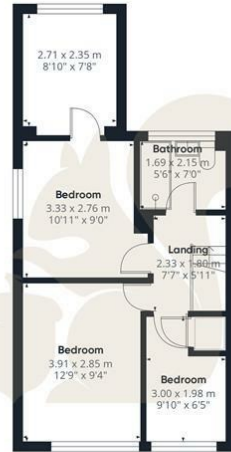








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLATM

89.58 m²
964.22 ft²

Main building total

89.58 m²
964.22 ft²

Building 2 total

13.18 m²
141.85 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Braintree district council

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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