



## 39 WOOD WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Nestled within a peaceful private drive overlooking well kept greensward, this FOUR bedroom family home offers a good level of space for the growing family, with the benefit of a LOFT CONVERSION creating a great sized bedroom suite with En-Suite shower room. Benefitting from modern UPVC double glazing, there is ample frontage providing good off road parking, together with a GARAGE and an un-overlooked rear garden. Situated just a few minutes walk from the 100' acre Country Park, as well as nearby village amenities within the village square, the property sits on the edge of the A120 giving excellent access towards both Chelmsford (20 mins) and Stansted Airport/M11 (15 mins).

**\*\* GUIDE PRICE £450,000 - £475,000 \*\***



## GROUND FLOOR

### Entrance Hall

Laminate flooring, stairs rising to first floor, storage cupboard, double glazed window to front, doors to:

### Cloakroom

Pedestal hand wash basin, WC.

### Living Room 17'5" x 9'8" (5.33 x 2.97)

Laminate flooring, two radiators, feature fireplace, double glazed window to front, door to Garden, doors to:

### Dining Room 9'10" x 8'3" (3.02 x 2.54)

Laminate flooring, double glazed window to rear, radiator.

### Kitchen 9'10" x 8'7" (3.02 x 2.62)

Tiled flooring, matching wall & base units with roll edged work surfaces, stainless steel sink with mixer tap, integral eye level double oven, four ring gas hob, spaces for fridge/ freezer & dishwasher, double glazed window to rear, door to:

### Utility Room

Tiled flooring, wall units, roll edged work surfaces with spaces under for washing machine & tumble dryer, door to rear.

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to front, radiator, stairs rising to second floor, doors to:

### Bedroom Two 10'11" x 10'2" (3.35 x 3.12)

Carpet flooring, radiator, double glazed window to front, door to:

### Ensuite

Vinyl flooring, shower enclosure, pedestal hand wash basin, WC, radiator, obscure double glazed window to rear.

### Bedroom Three 14'0" x 9'8" (4.27 x 2.95)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Four 10'0" x 7'6" (3.05 x 2.29)

Carpet flooring, radiator, double glazed window to front.

### Bathroom

Vinyl flooring, bath, pedestal hand wash basin, WC, obscure double glazed window to rear.

## SECOND FLOOR

### Landing

Carpet flooring, storage cupboard, velux window to front.

### Bedroom One 14'7" x 11'6" (4.47 x 3.51)

Carpet flooring, radiator, two double glazed windows to rear, velux window to front, eaves storage cupboard.

### Ensuite

Tiled flooring, shower enclosure, hand wash basin & WC inset to vanity unit, obscure double glazed window to rear.

## EXTERIOR

### Garden

Fully enclosed low maintenance garden, paved patio areas with established planted shrubs & hedges, side access gate.

### Garage

Single garage with up & over door, power & lights connected.

### Front Of Property

Block paved driveway providing parking for two vehicles, side area laid to slate.

## Area Map

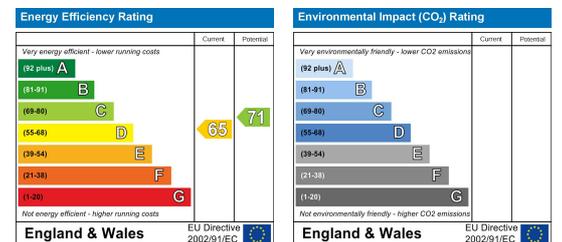


## Floor Plans



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## 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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