BRANOCS ESTATES

11 ACHILLES WAY, BRAINTREE CM7

£1,695 PER MONTH

3 Bedrooms | 1 Bathrooms | 2 Receptions

** AVAILABLE NOVEMBER ** Well presented THREE Bedroom DETACHED Family Home located within Achilles Way on the popular Fairview development boasting TWO Reception Rooms, Kitchen, Utility Room, Family Bathroom, Garage, and spacious gardens to front, side, and rear. Early viewing is highly advised in order to avoid disappointment.

Front Of Property

Paved driveway with parking for 2-3 vehicles, garage to front, pathway leading to main entrance, shingled frontage with lawn to front and side. Side access gate giving access to the rear garden.

Lounge 15'7 x 10'5 (4.75m x 3.18m)

Carpet flooring, stairs rising to first floor, TV and Phone points, french doors opening to patio, radiator, under stair storage cupboard.

Kitchen 11'4 x 5'10 (3.45m x 1.78m)

Tiled flooring, wall and base level units, multiple storage cupboards, edged work surfaces with inset stainless steel sink with waste and drainer, tiled splash backs, fitted double electric oven with four ring halogen hob over, extractor fan, space for fridge freezer, door to;

Dining Room 11'1 x 9'7 (3.38m x 2.92m)

Carpet flooring, window to front aspect, door to kitchen, radiator, opening to

Utility Room 7'8 x 8'7 (2.34m x 2.62m)

Window to rear, vinyl flooring, radiator, spaces for washing machine and dishwasher, tumble drier, door to side, doorway leading to kitchen.

FIRST FLOOR

Bedroom One 11'9" x 9'10" (3.58m x 3.00m)

Carpet flooring, window to front, radiator, TV point

Bedroom Two 10'0" x 11'1" > 9'6" (3.05m x 3.38m > 2.92m)

Carpet flooring, window to rear aspect, radiator, TV point

Bedroom Three 7'6 x 6'7 (2.29m x 2.01m)

Carpet flooring, radiator, window to front aspect, fitted cupboard.

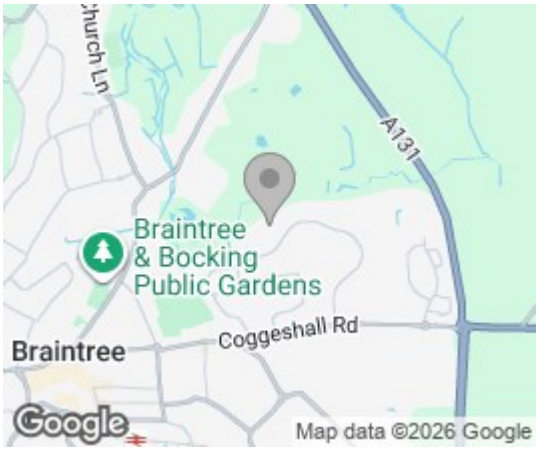
Bathroom

Shower over bath, hand wash basin inset to vanity unit, WC, fully tiled, obscure window to rear

Rear Of The Property

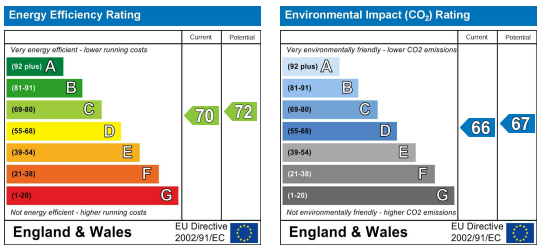
The rear of the property commences with a paved patio area, enclosed larger than average garden with two patio areas, garden laid to lawn with side access gate to front

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