



## 18 CROWN MEADOW, BRAINTREE CM7

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

\*\* THE HOME YOU'VE BEEN WAITING FOR \*\* Situated upon the highly regarded KINGS PARK Development in a private close with only five properties, within walking distance of the renowned Lyons Hall Primary School, this STUNNING family home is the epitome of a SHOW HOME finish, having undergone a full renovation by the present vendors. The ground floor offers spacious and flowing living space, with beautifully presented reception rooms, whilst the high specification kitchen suite comes with integral appliances and copious cupboard space. With an adjoining GARAGE, there is scope for conversion if so required, whilst the first floor space has been designed to allow the fourth bedroom to become a Dressing Room to the Master Bedroom suite, whilst easily able to return to a bedroom if required. With an EN-SUITE and modern family bathroom, this home has everything to offer the modern growing family, further offering a landscaped rear garden with spacious sandstone patio, with a westerly aspect, making the garden a real sun trap on those warm summer afternoons. Early viewing is highly recommended in order to truly appreciate the finish on offer.

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



## GROUND FLOOR

### Entrance Hall

LVT flooring, stairs rising to first floor, doors to:

### Cloakroom

Low level WC, LVT flooring, hand wash basin inset to vanity unit, radiator, obscure window to front aspect

### Living Room 18'0" x 10'11" (5.50 x 3.33)

Carpet flooring, radiator, double glazed bay window to front, TV point, opening to:

### Dining Room 11'10" x 9'3" (3.62 x 2.83)

Carpet flooring, radiator, french doors to rear aspect, door to:

### Kitchen 16'6" x 13'0" > 11'7" (5.03 x 3.97 > 3.55)

Vinyl flooring, cream wall and base level high gloss units, quartz work surfaces, double glazed windows and french doors to rear, inset one and a half sink, mixer tap, four ring induction hob, extractor, integrated dishwasher, microwave oven, oven, fridge-freezer, washing machine. Obscure window to side, radiator

## FIRST FLOOR

### Landing

Carpet flooring, window to side aspect, loft access, doors to:

### Master Bedroom 12'0" x 10'10" (3.68 x 3.31)

Carpet flooring, radiator, double glazed window to front, door to en-suite, opening to:

### Dressing Room/Bedroom Four 6'11" x 6'4" (2.11 x 1.95)

Double glazed window to front, fitted wardrobes, carpet flooring

### En-Suite

Tiled flooring, corner shower enclosure, WC, oversized hand wash basin into vanity unit, shaving point

### Bedroom Two 11'5" x 10'9" (3.49 x 3.29)

Carpet flooring, double glazed window to rear, radiator

### Bedroom Three 7'3" x 8'0" (2.23 x 2.45)

Double glazed window to rear, carpet flooring, radiator

### Family Bathroom

Shower over bath, WC, wall hung hand wash basin, tiled flooring, radiator, fitted vanity unit

## EXTERIOR

### Front

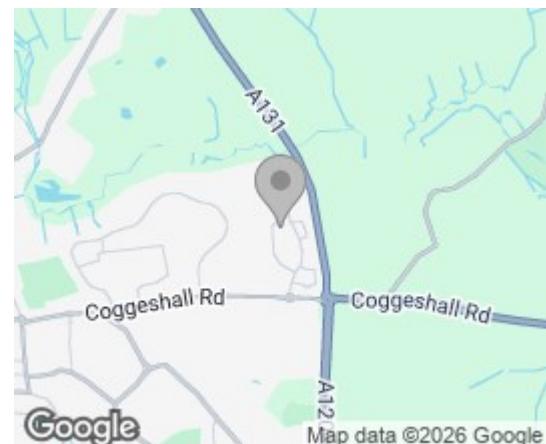
Driveway to front with parking for three vehicles, leading to Garage with up and over door.

Side access to rear garden

### Rear Garden

Landscaped with slate patio, established borders with raised lawn with perimeter lighting, side access to front

## Area Map

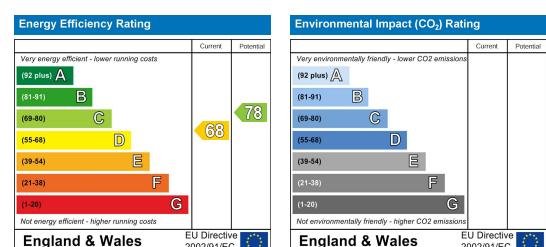


## Floor Plans



© Banes EPCs  
This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantees, warranty or representation as to its accuracy and completeness.

## 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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