





# Byng Gardens Braintree CM7 9TJ

for sale guide price  
**£300,000-£325,000**



## Property Description

**\*\*Guide Price £300,000-£325,000\*\***

A welcoming three/four bedroom end of terrace home situated in the highly desirable 'Fairview Development' that epitomises both comfort and convenience.

Step inside to discover a spacious dining room that seamlessly flows into a welcoming living room. This home features a versatile study that can easily transform into a four bedroom to meet your family's needs. Additionally to the ground floor there is a kitchen, entrance porch and a conservatory.

Venture upstairs to find three well proportioned bedrooms, each designed for comfort, alongside a family bathroom that completes this perfect family setup.

Externally this home enjoys driveway parking and a private rear garden.

This modern home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the

A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

This family home is also a short drive from 'Braintree Village' with a variety of shopping and leisure facilities and a Tesco store.

## Entrance Porch

Double glazed window to the front aspect.

## Dining Room

Double glazed window to the front aspect, radiator.

## Living Room

Double glazed patio door to the rear aspect, stairs leading to the first floor, floor to ceiling radiator.

## Kitchen

Inset sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for fridge-freezer and washing machine, double glazed window and door to the rear aspect.

## Conservatory

Double glazed french doors to the side aspect, double glazed windows to the side and rear aspect.

## Study/Bedroom Four

Double glazed window to the front aspect, radiator, ev charging point.

## First Floor Landing

Loft access

## Bedroom One

Double glazed window to the front aspect, radiator.

## Bedroom Two

Double glazed window to the rear aspect, radiator.

## Bedroom Three

Double glazed window to the front aspect, radiator, ceiling fan.

## Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, radiator, double glazed window to the rear aspect.

## Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, gate to the side aspect.













Total floor area 98.0 m<sup>2</sup> (1,054 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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