



Dorewards Avenue, Braintree, CM7 5LT

welcome to

Dorewards Avenue, Braintree

* GUIDE PRICE £325,000 - £350,000 * William H Brown are pleased to offer this spacious & well presented three-bedroom semi-detached home, ideally positioned within a highly sought-after area of Bocking. Situated on a quiet road, within walking distance of local amenities, shops and primary school.



Hallway

Stairs to first floor. Understairs cupboard. Tiled flooring. Radiator. Door leading to:-

Kitchen / Diner

9' 1" x 8' 5" (2.77m x 2.57m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating an inset stainless steel sink with hot and cold mixer tap. Built in double oven. Built in microwave. Induction hob and overhead extractor fan. Integrated appliances. Storage cupboard. Double glazed door to rear garden.

Lounge

21' 6" max x 11' 8" max (6.55m max x 3.56m max)

Double glazed window. Feature fireplace. Radiator.

Conservatory

13' 5" x 9' 1" (4.09m x 2.77m)

Double glazed windows. Cosy roof. Double glazed French doors to rear garden. Tiled flooring. Radiator.

First Floor Landing

Loft access. Doors leading to:-

Bedroom One

12' 8" max x 10' 9" max (3.86m max x 3.28m max)

Double glazed window. Radiator. Carpets. Built in wardrobe.

Bedroom Two

8' 10" x 10' 10" (2.69m x 3.30m)

Double glazed window. Radiator. Carpets.

Bedroom Three

7' 9" x 6' 11" (2.36m x 2.11m)

Double glazed window. Radiator. Carpets.

Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)

Obscure double glazed window. P'shaped bath with hot and cold taps and overhead shower attachment. Low level WC & wall mounted hand wash basin with vanity unit. Heated towel rail. Tiled floor. Fully tiled walls.

Garden

Landscaped garden with artificial lawn. Paved patio seating area. Tree and shrub borders. Enclosed by panel fencing. Side access gates. Outbuilding.

Parking

Large resin driveway providing off street parking for multiple cars. Gate to rear garden.



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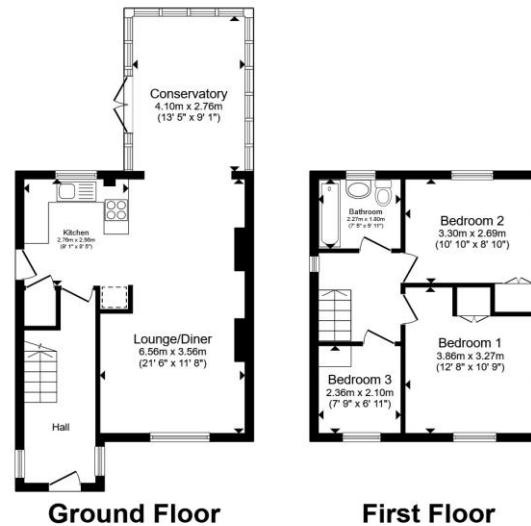
- Three Bedroom Semi Detached
- Sought After Location
- Large Resin Driveway
- Landscaped Rear Garden
- Large Conservatory with Cosy Roof

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£325,000 – £350,000



Total floor area 85.0 m² (914 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



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Property Ref:

BTR110449 - 0004

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Please note the marker reflects the postcode not the actual property