



## 11 ACORN AVENUE, BRAINTREE CM7

GUIDE PRICE £475,000

### 5 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within the highly sought-after Acorn Avenue in Braintree, this impressive detached house presents an exceptional opportunity for the modern growing family. Boasting five spacious bedrooms, this property offers ample room for comfortable living. The two well-appointed reception rooms provide versatile spaces for relaxation and entertainment, making it ideal for hosting gatherings or enjoying quiet evenings at home.

The property features a single bathroom, ensuring convenience for all residents. Additionally, the integral garage adds practicality with potential for conversion, while the generous parking space for multiple vehicles is a rare find in this desirable location. With no onward chain, you can move in without delay and start enjoying your new home right away.

One of the standout features of this property is its potential for further enhancement. Whether you wish to modernise the interiors or expand the living space, the possibilities are endless. The house is situated within walking distance of both the train station and the town centre, providing easy access to local amenities and transport links.



GROUND FLOOR

Entrance Porch

Door to;

Hallway

Stairs to first floor, doors to;

Living Room 13’2” x 12’10” (4.02 x 3.93)

Double glazed window to front, opening to;

Dining Room 12’11” x 11’10” (3.94 x 3.63)

Double glazed window and door to rear aspect

Kitchen 14’9” x 8’8” (4.51 x 2.66)

Fitted wall and base level units, double glazed window to rear aspect, side entrance door

Cloakroom

Hand wash basin, WC

FIRST FLOOR

Landing

Loft access, doors to;

Bedroom One 13’2” x 12’11” (4.03 x 3.94)

Double glazed window to front aspect

Bedroom Two 12’0” x 9’10” (3.67 x 3.00)

Double glazed window to front aspect

Bedroom Three 11’6” x 8’11” (3.52 x 2.72)

Double glazed window to rear aspect

Bedroom Four 10’5” x 8’6” (3.19 x 2.60)

Double glazed window to rear aspect

Bedroom Five 9’4” x 8’5” (2.86 x 2.58)

Double glazed window to rear aspect

Bathroom

Shower, hand wash basin, WC, obscure window to side aspect

EXTERIOR

Front Of Property

Block paved driveway, side access to rear garden

Rear Garden

Established south facing garden with mature borders, patio seating area, shed to remain

Garage

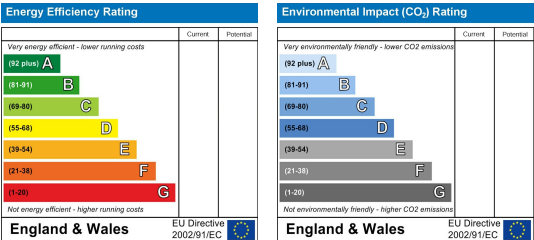
Integral Garage with up and over door, potential for conversion to create further internal living space

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.



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