



**Connells**

Deerleap Way  
Braintree



## Property Description

Discover your perfect home in this impeccably maintained two-bedroom mid-terrace home situated on the desirable 'Kings Park Development'. This home would be perfectly suited to a first time buyer looking to enter the property market.

Step inside to find an immaculate interior, thoughtfully designed for modern living. The home enjoys an inviting living room, kitchen, convenient downstairs cloakroom and an entrance hall to the ground floor.

The first floor offers two well proportioned bedrooms and a family bathroom.

The home benefits from a private rear garden and off road parking for two vehicles.

Located in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer.

Furthermore a Tesco Superstore and the reputable 'Lyons Hall Primary School' are within a walking distance.

## Entrance Hall

Radiator, storage cupboard.

## Downstairs Cloakroom

Low level WC, hand wash basin, double glazed window to the front aspect.

## Kitchen

Inset sink unit 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 washing machine and fridge-freezer, double glazed window to the front aspect.

## Living Room

Double glazed door and window to the rear aspect, two radiators, stairs leading to the first floor.

## Bedroom One

Two double glazed windows to the front aspect, built in wardrobes, radiator.

## Bedroom Two

Double glazed window to the rear aspect, radiator, built in wardrobe.

## Family Bathroom

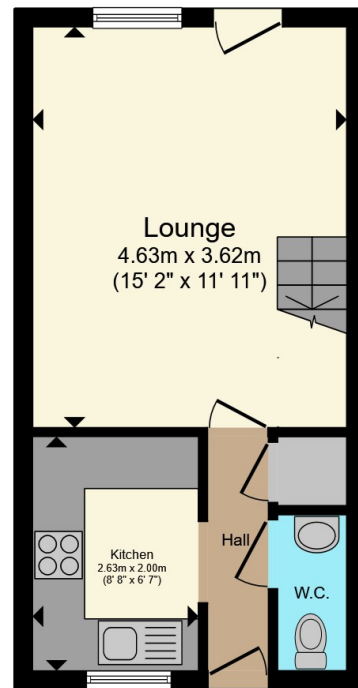
Low level WC, pedestal hand wash basin, paneled bath with shower unit above, heated

towel rail.

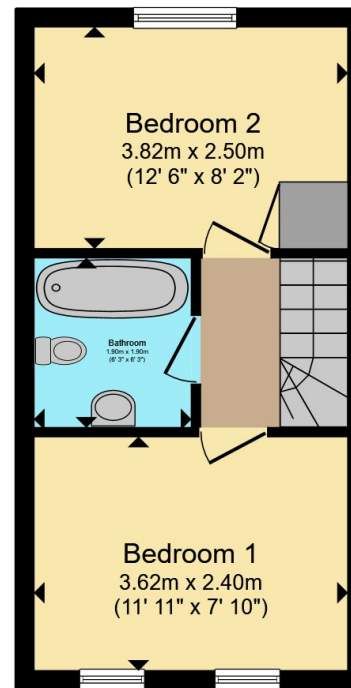








**Ground Floor**



**First Floor**

Total floor area 53.8 m<sup>2</sup> (579 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)

**Connells**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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