



Acorn Avenue, Braintree, CM7 2LR

welcome to

Acorn Avenue, Braintree

**** GUIDE PRICE £500,000 - £550,000 **** William H Brown are pleased to offer this spacious four-bedroom detached family home, situated in a sought after location and within easy walking distance of Braintree Railway Station & Town Centre, while also providing excellent access to the A120 and A131.



Hallway

Stairs leading to first floor. Radiator. Carpets. Pendant lighting.

Lounge

12' 6" x 12' 2" (3.81m x 3.71m)

Double glazed window. Radiator. Feature fireplace. Laminate flooring. Pendant lighting.

Kitchen / Breakfast Room

19' x 7' 10" (5.79m x 2.39m)

Double glazed window. Double glazed French doors to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven Four ring gas hob. Overhead extractor fan. Integrated dishwasher and fridge freezer. Tiled flooring. Inset spot lights.

Dining Room

13' 9" x 12' 2" (4.19m x 3.71m)

Double glazed window. Radiator. Laminate flooring. Pendant lighting.

Utility Room

11' 8" x 8' 2" (3.56m x 2.49m)

L'shaped. Double glazed window. Range of matching base and eye level units with work surface over. Plumbing and space for appliances.

Ground Floor Wc

Low level WC.

Landing

Double glazed window. Loft access. Storage cupboard. Carpets. Pendant lighting. Doors leading to:-

Bedroom One

10' 10" x 14' 1" (3.30m x 4.29m)

Double glazed window. Radiator. Carpets. Built in wardrobes

Dressing Room

7' 10" + recess x 7' (2.39m + recess x 2.13m)

Double glazed window, Built in wardrobes. Laminate flooring. Inset spot lights.

En-Suite

7' 10" max x 7' 3" max (2.39m max x 2.21m max)

Walk in shower cubicle. Low level WC. Vanity hand wash basin, Heated towel rail.

Bedroom Two

16' 1" x 7' 10" (4.90m x 2.39m)

Double glazed window. Radiator. Carpets.

Bedroom Three

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window. Radiator. Carpets.

Bedroom Four

11' 2" x 7' 7" (3.40m x 2.31m)

Double glazed window. Radiator. Carpets.

Bathroom

5' 3" x 8' 10" (1.60m x 2.69m)

Obscure double glazed window. Side panel bath with hot and cold mixer tap and over head shower. Vanity hand wash basin. Low level WC. Heated towel rail.

Garden

Commencing with paved patio seating area and remainder laid to lawn. Mature trees and shrubs. Side access gate. Enclosed by fencing.

Parking

Driveway providing off street parking leading to garage.

Garage

12' 8" x 7' 8" (3.86m x 2.34m)



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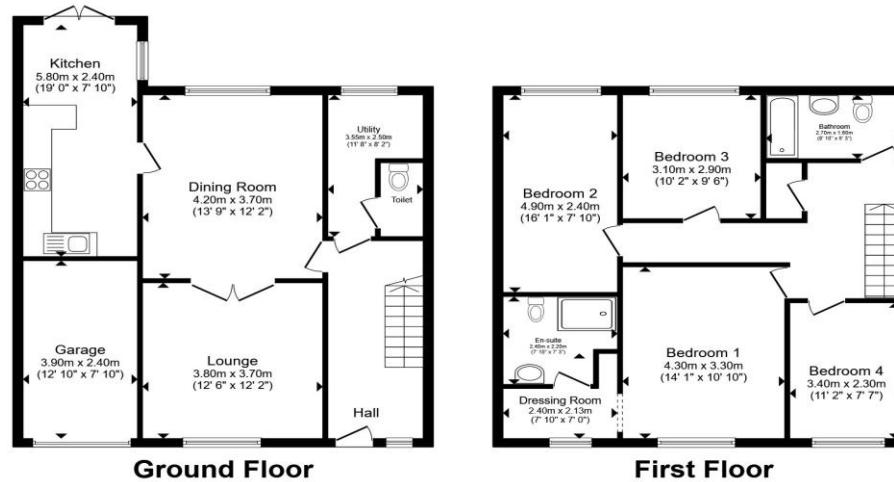
Acorn Avenue, Braintree

- Four Bedroom Detached Family Home
- Well Presented Throughout
- Sought After Location
- Walking Distance to Railway Station
- En-Suite & Dressing Room

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£500,000 - £550,000



Total floor area 148.4 m² (1,597 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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postcode not the actual property

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Property Ref:
BTR109277 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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