



# Bamboo Crescent BRAINTREE CM7 1GP

for sale offers in excess of  
**£325,000**



## Property Description

**\*\* Offers in excess of £325,000\*\***

Discover your perfect home in this exceptional detached residence that boasts two spacious double bedrooms, nestled in the highly desirable 'Heathlands Development' that epitomises both comfort and convenience.

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 a modern family bathroom and two well proportioned bedrooms which benefit from air conditioning units ensuring your comfort all year-round.

Unlock your potential with a versatile outbuilding, complete with power and light, perfect for a home office or gym. Additionally the home benefits from a private rear garden and off road parking for two vehicles.

Location 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 'Braintree Village' with a variety of shopping and leisure facilities are only a short distance away.

Additionally the house is within a short

distance to reputable schools including 'John Ray Infant And Junior School' and 'Notley High School & Braintree Sixth Form' making it a great choice for families with children.

Furthermore, the A131 and A120 are easily accessible providing excellent transport links.

## Entrance Hall

Stairs leading to the first floor, radiator.

## Downstairs Cloakroom

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

## Kitchen

9' 5" x 6' 6" ( 2.87m x 1.98m )

Inset sink unit one and a half bowl with left hand drainer with cupboard under, working surface 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, downlighters, radiator, double glazed window to the front aspect.

## Living Room

16' 6" x 13' 9" ( 5.03m x 4.19m )

Double glazed french doors to the rear aspect, two double glazed windows to the rear aspect, two radiators, storage cupboard.

## First Floor Landing

Loft access, radiator.

### Bedroom One

13' 9" max x 10' 6" ( 4.19m max x 3.20m )

Two double glazed windows to the front aspect, storage cupboard, radiator.

### Bedroom Two

14' 5" max x 9' 1" ( 4.39m max x 2.77m )

Double glazed window to the rear aspect, storage cupboard, radiator, air-conditioning unit.

### Family Bathroom

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

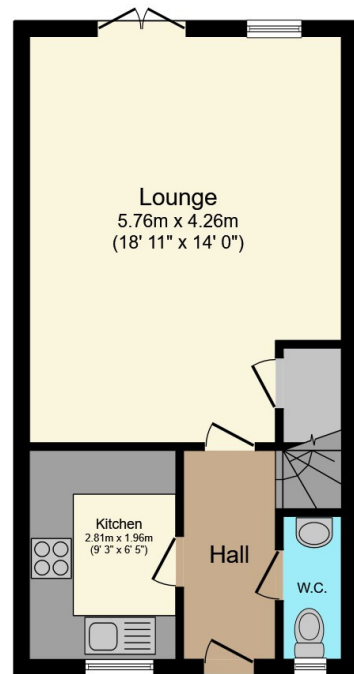
### Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, outbuilding with power and light connected, gate to the side aspect.

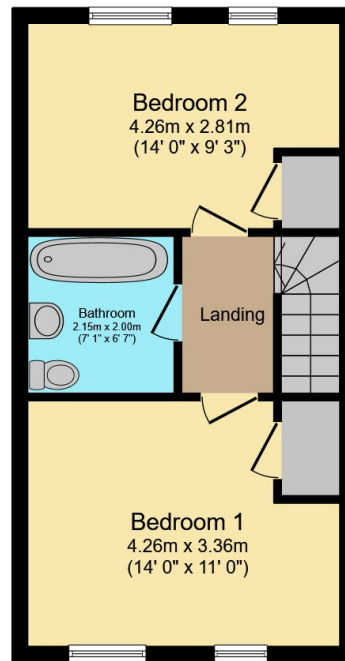




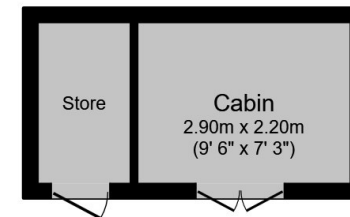




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 82.0 m<sup>2</sup> (882 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**

To view this property please contact Connells on

**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
BRAINTREE CM7 1TX

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BRT308306](http://connells.co.uk/Property/BRT308306)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BRT308306 - 0004