BRANOCS ESTATES

71 CHALLIS LANE, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

2 Bedrooms | 2 Bathrooms | 1 Receptions

** SPACIOUS DETACHED BUNGALOW ** Situated within walking distance of local amenities and offering easy access to Braintree town centre and its railway links to London Liverpool Street, this well-maintained detached bungalow presents an excellent opportunity for those seeking spacious single-storey living in a convenient location. Internally, the property offers generously proportioned and versatile accommodation throughout, including a spacious lounge, fitted kitchen, two double bedrooms, a versatile third room currently utilised as a utility room, an en-suite wet room to the principal bedroom, and a family bathroom.

Externally, the property benefits from a private frontage providing driveway parking for multiple vehicles, a SINGLE GARAGE with power and lighting, and a low-maintenance rear garden, predominantly laid to patio and enclosed by fencing, with established flower beds and a garden shed.

Further benefits include gas-fired radiator central heating and flexible living accommodation throughout. Viewing is highly recommended in order to appreciate the space, convenience and versatility this detached bungalow has to offer.

Entrance Hall

Carpet flooring, radiator, loft access, doors to;

Living Room 22'0" x 11'6" (6.72 x 3.52)

Carpet flooring, two double glazed window to front, radiator, feature electric fireplace.

Kitchen 12'3" x 10'7" (3.75 x 3.24)

Vinyl flooring, wall & base units with inset stainless steel sink, integral ovem, fridge/ freezer & slimline dishwasher. four ring ceramic hob with extractor over, double glazed window to side, opening to;

Conservatory 10'3" x 6'2" (3.13 x 1.90)

Vinyl flooring, double glazed window & french doors to rear aspect, radiator.

Utility Room 10'9" x 9'1" (3.29 x 2.77)

Vinyl flooring, double glazed window & door to side aspect, wall & base units with stainless steel sink, space for washing machine, wall mounted Worcester Bosch boiler. Potential to convert to bedroom three./ dining room if desired.

Bedroom One 11'3" x 10'11" (3.45 x 3.33)

Carpet flooring, double glazed window to rear aspect, radiator door to;

Ensuite

Walk in double shower enclosure, hand wash basin inset to vanity unit, WC, extractor.

Bedroom Two 10'9" x 9'2" (3.29 x 2.80)

Carpet flooring, radiator, double glazed window to side aspect.

Bathroom

Shower over bath, wall mounted hand wash basin, WC, two obscure double glazed windows to side.

EXTERIOR

Front Of Property

Large block paved driveway providing parking for 3-4 vehicles. Garden to lawn with path to front entrance, garage to side.

Rear Garden

Easy maintenance block paved courtyard style garden with established borders with planting, further patio area to side. Side entrance door to garage & side access to front.

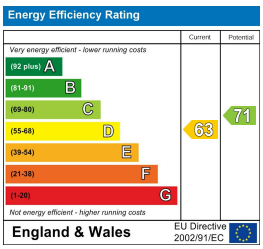
Garage

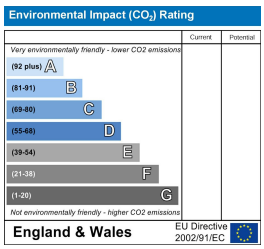
Large single garage with up & over door.

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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