

72 MILL PARK DRIVE, BRAINTREE CM7

GUIDE PRICE £350,000

3 Bedrooms | 1 Bathrooms | 1 Receptions

** BEAUTIFULLY PRESENTED HOME ** Situated upon the popular HEATHLANDS development, with its direct footbridge access into Braintree Village Station and Braintree Village Shopping Centre, this modern and SUPERBLY FINISHED three bedroom semi-detached home offers great living space, with a spacious KITCHEN/DINER, ground floor Cloakroom, spacious Living Room and a re-fitted family bathroom. Externally the property enjoys a LANDSCAPED rear garden, as well as a GARAGE en-block at the rear of the property, with driveway parking. This versatile property appeals to first time buyers, home movers, and investors alike and is sure to be popular owing to the excellent internal condition. Early viewing is therefore strongly advised in order to avoid disappointment.

** GUIDE PRICE £350,000 - £360,000 **







Entrance Hall

LVT flooring, radiator, stairs rising to first floor, door to;

Living Room 12'73 x 12'29 (3.66m x 3.66m)

LVT flooring, double glazed window to rear, radiator, under-stair storage cupboard, french doors to;

Kitchen/Diner 15'98 x 10'77 (4.57m x 3.05m)

LVT flooring, french doors to rear, dining space, matching wall & base high gloss units, integrated fridge freezer, dishwasher. Integral double oven with 4 ring gas hob with extractor hood over, space for washing machine, double glazed window to front.

Cloakroom

WC, hand wash basin, obscure window to front

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to

Bedroom One 12'01 x 9'17 (3.68m x 2.74m)

Carpet flooring. 2x double glazed windows to rear, built in wardrobes, 2x radiators.

Bedroom Two 8'90 x 8'17 (2.44m x 2.44m)

Carpet flooring, double glazed window to rear, fitted wardrobe

Bedroom Three 8'67 x 6'08 (2.44m x 2.03m)

Carpet flooring, radiator, double glazed window to front, fitted cupboard

Bathroom

P-bath, WC & hand wash basin inset to vanity unit, chrome towel rail.

Read of Property

Commencing with patio seating area, remainder laid to lawn, enclosed by panel fencing, rear gate access leading to;

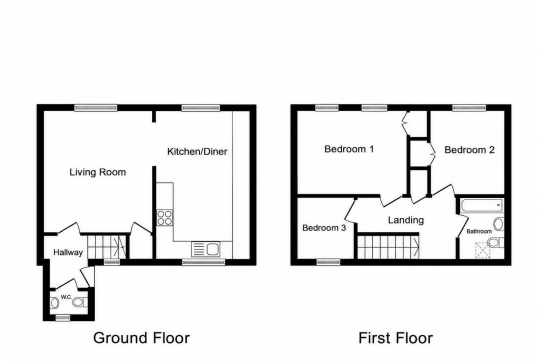
Garage & Parking

Single Garage. driveway parking for 1/2 vehicles.

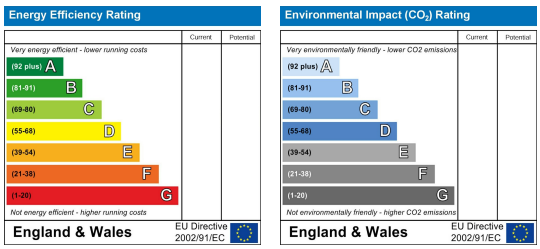
Area Map



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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