



**Connells**

Lyons Hall Road  
Braintree



## Property Description

**\*\*Guide Price £325,000-£350,000\*\***

Step into a world of serenity as you enter this delightful two-bedroom semi-detached house, perfectly poised for your next chapter.

Upon arrival, you'll be greeted by a welcoming entrance porch that sets the tone for the warmth and character that awaits you inside. The expansive living room/diner is the heart of the home which leads into the modern kitchen and convenient utility room. This well presented home also enjoys a spacious conservatory.

The first floor offers two generously sized bedrooms and a four piece family bathroom.

As you gaze out over the picturesque fields, you'll find tranquility in every view. This modern home benefits from a private rear garden and driveway parking for several vehicles.

This home offers the convenience of easy access to amenities, reputable schooling, Braintree Village and transportation including being a short distance from Braintree Train Station with links to London Liverpool Street.

Additionally the A120 and A131 with links to Chelmsford City and Stansted Airport offer great commuting links nearby.

With its prime location and ample living space,

it truly offers the best of both worlds.

## Entrance Porch

## Entrance Hall

Stairs leading to the first floor

## Living Room/Diner

23' 6" extending to x 15' 11" ( 7.16m extending to x 4.85m )

Double glazed bay window to the front aspect, two radiators, storage cupboard, electric fireplace.

## Kitchen

14' 5" x 6' 9" ( 4.39m x 2.06m )

Inset butler sink with right hand drainer with cupboards under, work 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, integrated fridge-freezer and dishwasher, two double glazed windows to the side aspect, heated towel rail.

## Utility Room

7' 8" x 6' 2" ( 2.34m x 1.88m )

Work surfaces with cupboard up and under, space and plumbing for appliances, double glazed window to the rear aspect, double glazed door to the side aspect.

## Conservatory

14' 6" x 11' 8" ( 4.42m x 3.56m )

Double glazed french doors to the rear aspect, double glazed windows to the rear and side aspect, radiator.

### First Floor Landing

Double glazed window to the side aspect, loft access.

### Bedroom One

14' x 9' 7" ( 4.27m x 2.92m )

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

### Bedroom Two

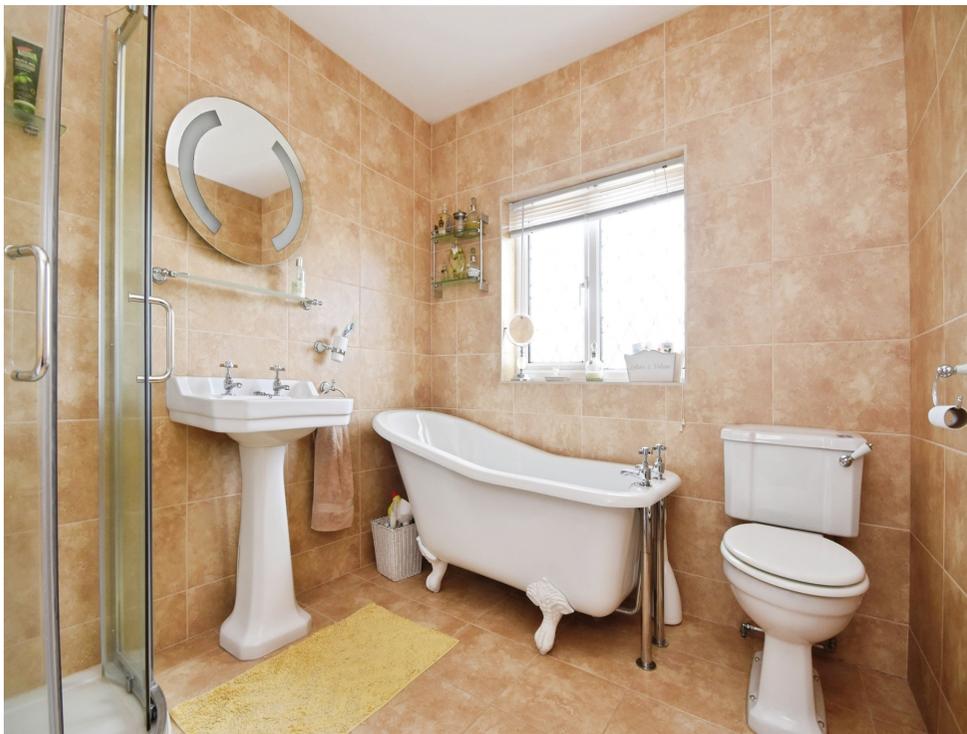
11' 4" x 7' 7" ( 3.45m x 2.31m )

Double glazed window to the rear aspect, radiator.

### Family Bathroom

Low level WC, pedestal hand wash basin, corner shower unit, roll top bath, heated towel rail, double glazed window to the rear aspect.









Total floor area 99.4 m<sup>2</sup> (1,070 sq.ft.) approx

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17 Great Square  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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