BRANOCS ESTATES



43 TOWNROW AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 3 Bathrooms | 1 Receptions

** SHOW HOME FINISH ** Situated upon the desirable "Meadow Rise" development, within easy reach of the Town Centre & Station, as well as offering direct access onto the A120, this STUNNING family home is one not to be missed. Constructed by reputable house builders Countryside Developments, retaining NHBC warranties, the property comprises of OPEN PLAN ground floor living, with spacious reception space, combined with FOUR well proportioned bedrooms, with an EN-SUITES to the Master and Second bedrooms. Benefitting from a LARGE GARAGE, and landscaped rear Garden, this beautiful property is the epitome of modern family living, and only by internal inspection can you truly appreciate the excellent finish on offer.







Entrance Hall
LVT flooring, radiator, stairs rising to first floor, doors to:

Cloakroom
LVT flooring. radiator, WC & hand wash basin inset to vanity unit, obscure window to front

Lounge/Diner 18'6" x 16'4" (5.64 x 4.99)
LVT flooring, French doors leading to rear aspect with large windows overlooking rear garden, 2x radiators, window to side, opening to:

Kitchen 11'4" x 8'7" (3.47 x 2.63)
LVT flooring, double glazed bay window to front, matching wall & base level units with roll edge work surfaces, inset one and a half stainless steel sink with mixer tap, integrated double ovens with 4 ring gas hob with extractor over, integral fridge freezer, washing machine & dishwasher

FIRST FLOOR

Bedroom One 17'6" x 9'8" (5.35 x 2.97)
Carpet flooring, double glazed window to front aspect, radiator, door to:

En-Suite
LVT flooring, double walk in shower enclosure, WC & hand wash basin inset to vanity unit, chrome heated towel radiator, obscure window to rear, shaving point

Bedroom Two 13'5" x 12'10" (4.10 x 3.93)
Carpet flooring, double glazed window to front, radiator, door to:

En-Suite
Double walk in shower enclosure, WC & hand wash basin inset to vanity unit, chrome heated towel radiator, obscure window to front

Bedroom Three 13'3" x 9'2" (4.05 x 2.80)
Carpet flooring, radiator, double glazed window to rear

Bedroom Four 9'6" x 6'10" (2.92 x 2.09)
Carpet flooring, double glazed window to rear, radiator

Bathroom
LVT flooring, bath, WC & hand wash basin inset to vanity unit, obscure window to side, chrome heated towel rail

EXTERIOR

Front of Property
Driveway to side leading to garage with up & over door, path to front entrance.

Rear of Property
Landscaped rear garden with sandstone patio area, retained sleeper wall with steps to upper garden laid to lawn with mature planting.

Garage
Generous garage with up and over door to front.

NOTES
The property is available FREEHOLD, with an annual advised estate charge of £280.00. Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sign of the Estate Management Pack.

Area Map

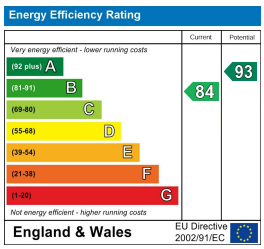


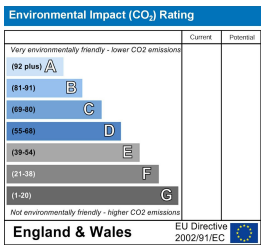
Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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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