



## 18 WALNUT GROVE, BRAINTREE CM7

GUIDE PRICE £500,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* CUL-DE-SAC POSITION CLOSE TO TOWN/STATION \*\*** Situated within this highly sought after and rarely available location, within easy walking distance of the town centre and Braintree Station, Branocs Estates are proud to bring to the market this beautifully re-decorated and EXTENDED family home, offering FOUR bedrooms, THREE reception rooms, a modern fitted kitchen, Cloakroom, and separate Utility Room. With a SOUTH FACING rear garden, generous frontage, and spacious driveway creating generous off street parking, this much loved family home really does tick all of the boxes for the modern growing family. Being within walking distance of the OFSTED rated OUTSTANDING St Michael's Primary School, and offering nearby access onto the picturesque Flich Way, as well as simple access to the A120, we highly advise an early viewing appointment in order to avoid disappointment for what is sure to be a popular property in today's vibrant market. **\*\* VIRTUAL TOUR AVAILABLE UPON REQUEST \*\***



ENTRANCE PORCH

Tiled flooring, door opening to;

HALLWAY

Laminate wood flooring, stairs to first floor, under stairs storage cupboard, radiator, further doors to;

LIVING ROOM 16’6” x 12’5” (5.03 x 3.80)

Carpet flooring, double glazed bay window to front aspect, radiator, doors opening to Dining Room

DINING ROOM 12’2” x 12’5” (3.72 x 3.80)

Carpet flooring, radiator, french doors opening to Living Room

KITCHEN 16’5” x 10’5” (5.01 x 3.19)

Tiled flooring, smooth ceiling with recessed downlights, matching wall and base level high gloss units with edged work surfaces, incorporating a central island with ceramic one and a half sink, plumbing for integral dishwasher, integral double oven, space for american style fridge-freezer, four ring hob with fitted extractor over, door with integrated blinds opening to the rear garden, door to Utility Room, opening to Garden Room.

CLOAKROOM

Tiled flooring, WC, hand wash basin, radiator, obscure double glazed window to side aspect.

UTILITY ROOM 7’5” x 9’1” (2.28 x 2.77)

Double glazed window to side aspect, wall and base level high gloss units with edged work surfaces with matching upstand, stainless steel sink with mixer tap, space for washing machine.

GARDEN ROOM 18’7” x 9’6” (5.68 x 2.90)

Laminate wood flooring, patio doors with integral blinds opening to the south facing rear garden, radiator, 3 x velux windows.

FIRST FLOOR

LANDING

Carpet flooring, airing cupboard, loft access, doors to;

BEDROOM ONE 16’0” x 9’0” (4.90 x 2.76)

2 x double glazed windows to front aspect, radiator, carpet flooring, door to En-Suite shower room

EN-SUITE

Shower enclosure, WC, hand wash basin, extractor fan

BEDROOM TWO 12’11” x 12’3” (3.96 x 3.75)

Carpet flooring, radiator, double glazed window to front aspect

BEDROOM THREE 12’0” x 9’10” (3.68 x 3.02)

Carpet flooring, double glazed window to rear aspect, radiator

BEDROOM FOUR 13’1” x 7’10” (3.99 x 2.41)

Carpet flooring, radiator, double glazed window to rear aspect

BATHROOM

Bath, separate shower enclosure, WC, hand wash basin, radiator, obscure window to rear aspect

FRONT OF PROPERTY

Generous frontage with block paved driveway providing off street parking for at least 3-4 vehicles, with front garden laid to lawn. Side access to rear garden.

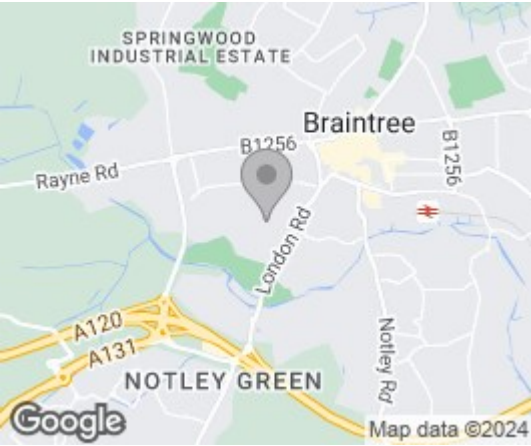
REAR GARDEN

Enclosed rear garden commencing with a paved patio area, opening to the garden laid predominantly to lawn with mature borders, south facing aspect. Outbuilding to remain.

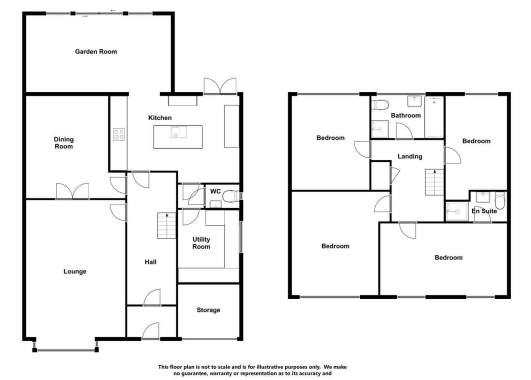
GARAGE

Half sized garage with up and over door to front, providing ideal storage space

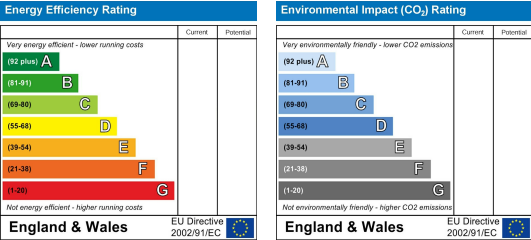
Area Map



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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

