



4 MUNDON ROAD, BRAINTREE CM7

GUIDE PRICE £250,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** This extended TWO/THREE bedroom property makes for an ideal first step onto the ladder, benefitting from a ground floor extension that creates either a third guest bedroom, or a potential work from home space, the property offers larger than expected living space, fitted to a good modern standard throughout. Overlooking a private greensward, the property further offers convenient access to both the A120, as well as Braintree Village Station. Braintree Village retail amenities are all within walking distance, making this a perfect location for those seeking convenience right at your doorstep. Early viewing is highly recommended in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, doors to;

Kitchen 10'7" x 5'8" (3.25 x 1.75)

Vinyl flooring, wall & base units with stainless steel sink, integrated double oven & hob, spaces for appliances, radiator, under stairs storage cupboard, opening to;

Conservatory 9'4" x 7'10" (2.87 x 2.41)

Vinyl flooring, radiator, double glazed windows & doors to Garden.

Living Room 14'7" x 10'2" (4.45 x 3.12)

Laminate flooring, radiator, double glazed window & door to side, door to;

Bedroom Two 10'2" x 8'7" (3.12 x 2.64)

Carpet flooring, radiator, double glazed window & door to side, door to;

Ensuite

Vinyl flooring, corner shower enclosure, hand wash basin inset to vanity unit, WC, obscure double glazed window to side.

FIRST FLOOR

Landing

Doors to;

Bedroom One 14'11" x 10'11" (4.55 x 3.33)

Carpet flooring, radiator, double glazed windows to side & rear.

Bedroom Three 8'9" x 7'4" (2.67 x 2.26)

Laminate flooring, double glazed window to side, radiator.

Bathroom

Tiled flooring, bath with shower over, pedestal hand wash basin, WC.

EXTERIOR

Garden

Enclosed low maintenance garden laid to paving, double gated access.

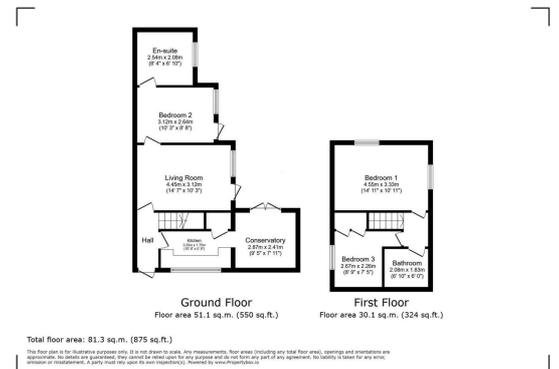
Front Of Property

Path leading to front entrance door.

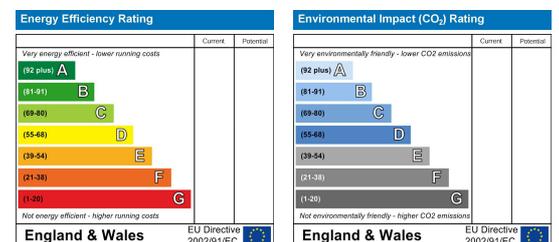
Area Map



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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