



## 26 PEARTREE CLOSE, BRAINTREE CM7

£1,550 PER MONTH

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* AVAILABLE MAY \*\*** A well presented THREE bedroom terraced home offering TWO Reception Rooms, spacious Kitchen, Cloakroom & Family Bathroom whilst externally offering a low maintenance rear garden, off road parking & Single Garage. Situated within walking distance of the Station and Town Centre, as well as falling within the catchment area for The Notley High School and John Ray Junior School, we strongly recommend an early viewing to avoid disappointment.



## Hallway

Laminate flooring, storage cupboard, radiator, doors to;

## Cloakroom

WC, hand wash basin window to front

**Kitchen 11'9" x 8'7" (3.60 x 2.64)**

**Open Plan Lounge/Diner 22'1" x 19'11" (6.74 x 6.08)**

Laminate flooring, stairs rising to first floor, window to rear, patio doors leading to rear garden

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, loft access, doors to

**Bedroom One 12'11" x 10'0" (3.95 x 3.07)**

Carpet flooring, radiator, window to rear

**Bedroom Two 13'8" x 9'6" (4.19 x 2.90)**

Carpet flooring, window to front, radiator, fitted storage

**Bedroom Three 9'7" x 6'3" (2.94 x 1.92)**

Carpet flooring, radiator, window to rear

### Bathroom

Tiled flooring, bath with shower over, WC, hand wash basin inset to vanity unit, heated towel rail, obscure window to front

### Rear of Property

Low maintenance rear garden comprising of a patio seat area, remainder laid to artificial lawn, enclosed by panel fencing

### Parking & Garage

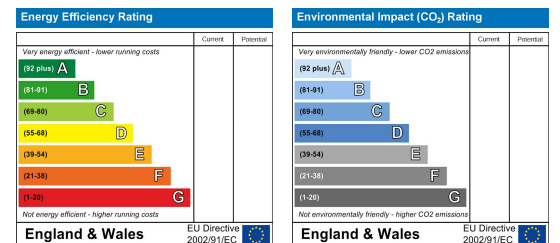
Driveway for 1/2 vehicles (No dropped curb), Single garage en bloc, further visitor parking available

## 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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