



15 MEDLEY ROAD, BRAINTREE CM77

GUIDE PRICE £400,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** MUST VIEW! HIGH SPEC FINISH! **** Perfectly positioned within the sought-after village of Rayne, this beautifully presented FOUR bedroom semi-detached home showcases an exceptional finish throughout, offering generous living space designed for modern family life.

The impressive Lounge creates a cosy focal point for the winter months, and flows effortlessly into the sleek, high-gloss Kitchen with premium work surfaces. This in turn opens into a spacious Dining Room, the ultimate setting for family gatherings and entertaining guests. Adding to the convenience, the ground floor also benefits from a well-fitted SHOWER ROOM.

Upstairs, four well-proportioned Bedrooms provide both comfort and versatility, each presented to an excellent standard, alongside a beautifully appointed FAMILY BATHROOM. Together, they make this home as practical as it is stylish.



GROUND FLOOR

Entrance Porch

Doors to;

Cloakroom

Laminate flooring, shower enclosure, hand wash basin inset to vanity unit, WC, heated towel rail, obscure double glazed window to front.

Lounge 17’7” x 17’0” (5.36 x 5.20)

Carpet flooring, radiator, feature fireplace, double glazed window to front, stairs rising to first floor, doors to;

Kitchen 12’11” x 8’2” (3.95 x 2.51)

Laminate flooring, matching wall & base units with edged work surfaces, one & a half sink with mixer tap, integral oven, induction hob with extractor over. integral fridge/ freezer & dishwasher, space for washing machine, double glazed window to rear, door to side, opening to;

Dining Room/ Playroom 12’9” x 8’5” (3.91 x 2.59)

Carpet flooring, radiator, patio doors to rear.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 14’5” x 9’11” (4.40 x 3.04)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 9’7” x 8’3” (2.93 x 2.53)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 9’2” x 8’6” (2.81 x 2.60)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Four 10’9” x 6’10” (3.30 x 2.09)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Bath with shower over, pedestal hand wash basin, WC, radiator, obscure double glazed window to side.

EXTERIOR

Garden

Decked patio area, remainder laid to lawn with path leading to Summerhouse (power connected) & shed.

Driveway

Block paved driveway, side access gate to rear garden.

Garage

Single garage en bloc.

Area Map

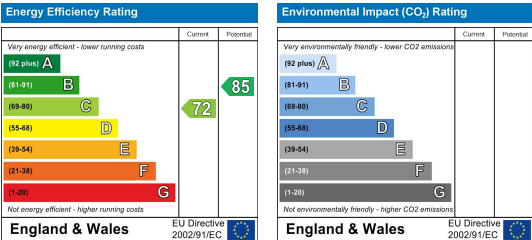


Floor Plans



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Energy Efficiency Graph



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