



4 HUNNABLE ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** This EXTENDED Three Bedroom Semi-Detached home is situated in a Prime Town Centre location, just a short stroll from the Station and the highly regarded St Michaels Primary School, offering generous and versatile living accommodation ideal for modern family life.

Internally, the property boasts TWO Reception Rooms, a modern Kitchen and separate Utility Room. Furthermore, the home benefits from a Downstairs Shower Room, adding to the practicality of the layout. To the first floor are Three Bedrooms and a Family Bathroom, creating flexible space to suit a variety of needs.

Externally, the property enjoys a spacious Rear Garden, perfect for families and entertaining alike. Conveniently positioned within walking distance of local shopping, dining and commuter links, viewing is highly recommended in order to fully appreciate both the accommodation and excellent location on offer.

**** GUIDE PRICE £300,000 - £325,000 ****



Hallway

Carpet flooring. under-stairs storage cupboard, stairs rising to first floor, doors to;

Lounge 15'0" x 9'3" (4.58 x 2.84)

Carpet flooring, window to front

Dining Room 13'6" x 11'1" (4.14 x 3.39)

Carpet flooring. storage cupboard, window to rear, door to;

Kitchen

Wall & base units, integrated oven with 4 ring gas hob with extractor over, window to side, door leading to rear garden, opening to;

Utility Room

Spaces for appliances, door to;

Shower Room

Walk in shower, WC, hand wash basin

FIRST FLOOR

Landing

Bedroom One 12'10" x 9'0" (3.93 x 2.76)

Carpet flooring, window to front

Bedroom Two 11'2" x 8'0" (3.41 x 2.45)

Carpet flooring, window to rear

Bedroom Three 10'6" x 6'5" (3.22 x 1.96)

Carpet flooring, window to rear

Bathroom

Walk in shower, WC, hand wash basin

Rear of Property

Commencing with a patio seating area, remainder laid to lawn, enclosed by panel fencing, side gate access.

NOTES

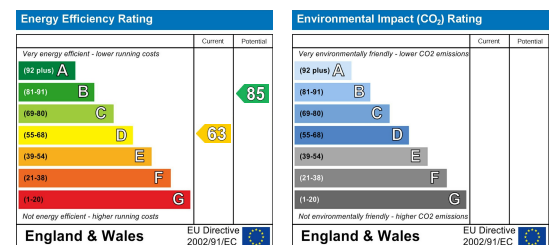
We are advised that the property is sold subject to the grant of probate, for which the probate application has already been submitted.

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

