



## THE FIRS CONVENT LANE, BRAINTREE CM7

OFFERS IN EXCESS OF £550,000

4 Bedrooms | 1 Bathrooms | 3 Receptions

**\*\* FANTASTIC FAMILY HOME \*\*** Situated within a desirable and attractive no through road, on the edge of the Town Centre itself and within access of major transport routes, this enviable FOUR bedroom DETACHED family home boasts generous internal accommodation, benefitting from POTENTIAL TO EXTEND STPP. The large integral DOUBLE GARAGE offers scope for conversion if desired, whilst the generous landing space gives easy scope to access the loft space for a potential loft conversion, subject to relevant consents. Beautifully presented throughout, the property offers vast frontage with off street parking for many vehicles, whilst the un-overlooked rear garden is a real gem, ideal for the growing family to enjoy. Viewing is highly advised in order to truly take in the outstanding potential on offer.

**\*\* GUIDE PRICE - £550,000 - £575,000 \*\***





GROUND FLOOR

Entrance Porch

Entrance Hall

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

Cloakroom

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

Lounge 23'11" x 11'9" (7.30 x 3.60)

Laminate flooring, radiator, feature fireplace, double glazed bay window to front, doors to;

Dining Room 11'9" x 8'6" (3.60 x 2.60)

Laminate flooring, doors to;

Conservatory 10'5" x 9'10" (3.20 x 3.00)

Laminate flooring, french doors to Garden.

Kitchen 14'5" x 9'6" (4.40 x 2.90)

Tiled flooring, wall & base units with edged work surfaces, stainless steel sink, spaces for oven, fridge/freezer & washing machine, double glazed window to rear, door to side.

FIRST FLOOR

Landing

Carpet flooring, loft access, radiator, double glazed window to rear, storage cupboard, doors to;

Bedroom One 15'8" x 11'9" (4.80 x 3.60)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Two 14'1" x 11'9" (4.30 x 3.60)

Laminate flooring, radiator, double glazed window to rear.

Bedroom Three 11'1" x 8'10" (3.40 x 2.70)

Laminate flooring, double glazed window to front, radiator, fitted cupboard.

Bedroom Four 9'10" x 9'10" (3.00 x 3.00)

Laminate flooring, double glazed window to rear, radiator.

Bathroom

Tiled flooring, bath with hair attachment, shower enclosure, pedestal hand wash basin, WC, obscure double glazed window to rear.

EXTERIOR

Double Garage

Double garage with up & over door.

Garden

Fully enclosed rear garden, commencing with paved patio leading to lawn, artificial lawned area.

Front

Driveway parking with shingle area to side.

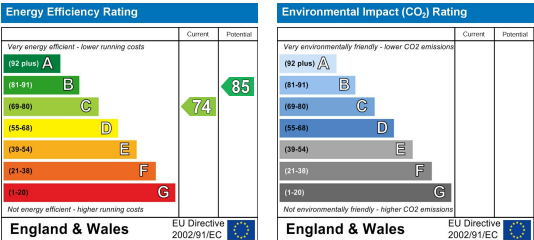
Area Map



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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