



8 KENWORTHY ROAD, BRAINTREE CM7

GUIDE PRICE £425,000

4 Bedrooms | 2 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** Ideally positioned just off Notley Road, within easy reach of Braintree town centre and the railway station, this spacious **FOUR BEDROOM DETACHED** family home offers generous and versatile accommodation, making it an ideal choice for growing families. Internally, the property features a bright and spacious lounge, a separate dining room, a well-appointed kitchen with ample storage and appliance space, a convenient ground floor shower room, and four well-proportioned bedrooms served by a family bathroom. Externally, the property benefits from a **LOW MAINTENANCE** rear garden with patio area and established flower and shrub borders, together with a large driveway providing access to the integral garage. Further advantages include gas central heating, UPVC double glazing, and excellent access to local amenities, schools, transport links and Braintree town centre. Offered with **NO ONWARD CHAIN**, this fantastic family home presents a superb opportunity and early viewing is highly recommended.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, doors to;

Shower Room

Shower enclosure, wall mounted hand wash basin, WC, obscure double glazed window to side aspect, towel radiator.

Lounge 14’11” x 12’6” (4.55 x 3.82)

Carpet flooring, double glazed window to rear aspect, radiator,

Dining Room 10’9” x 9’3” (3.29 x 2.84)

Laminate flooring, french doors to garden, door to;

Kitchen 12’8” x 9’3” (3.88 x 2.82)

Tiled flooring, high gloss wall & base units with edged work surfaces, inset one & a half sink, central mixer tap, integral eye level double oven, hob with extractor hood, spaces for fridge/ freezer, washing machine & dishwasher, double glazed window to front, door to side, radiator.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to;

Bedroom One 12’1” x 10’9” (3.70 x 3.29)

Carpet flooring, two built in cupboards, double glazed window to front, radiator.

Bedroom Two 11’10” x 10’6” (3.61 x 3.22)

Carpet flooring, radiator, two built in cupboards, radiator, double glazed window to rear.

Bedroom Three 9’4” x 9’2” (2.85 x 2.80)

Carpet flooring, radiator, double glazed window to rear, built in cupboard.

Bedroom Four 9’5” x 7’3” (2.88 x 2.22)

Carpet flooring, radiator, double glazed window to front, built in cupboard.

Bathroom

Vinyl flooring, bath with shower over, pedestal hand wash basin, WC, radiator, obscure double glazed window.

EXTERIOR

Rear Garden

Paved patio area with steps leading up to raised decorative stone area, established shrubs and borders, side access to gate.

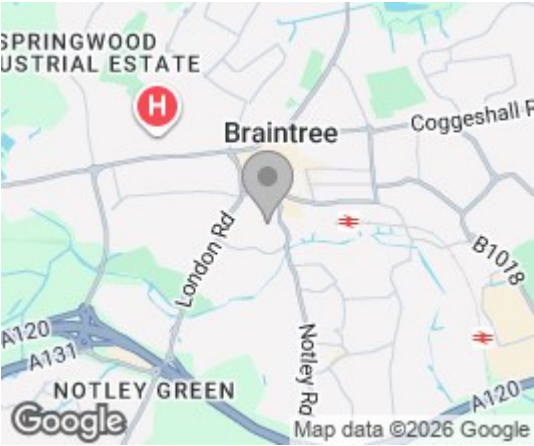
Front

Paved driveway parking.

Garage

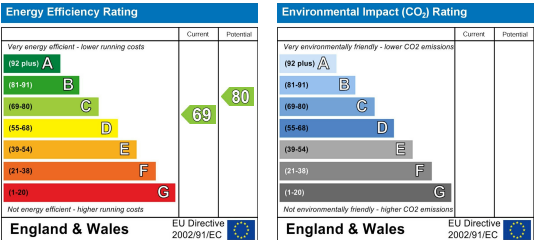
Integral garage with power connected.

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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