



## 16 GUERNSEY WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

4 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* SUPERB POTENTIAL TO EXTEND STPP! \*\*** Situated within an ever popular development, adjacent to the renowned FLITCH WAY, and offering convenient access to both Braintree Town Centre, and the nearby village of Rayne, this FOUR bedroom DETACHED family home boasts a great sized rear garden offering potential for extension STPP, and offers convenient access to the A120. Internally the property is presented in excellent condition throughout, and offers a dual aspect Living Room, spacious modern Kitchen/Diner, an En-Suite to the Master Bedroom, and a Garage with driveway parking. Available with NO ONWARD CHAIN, early viewing is highly advised in order to appreciate the potential on offer.

**\*\* GUIDE PRICE £425,000 - £450,000 \*\***



GROUND FLOOR

Entrance Hall

Wood flooring, double glazed window to side, radiator, stairs rising to first floor, doors to;

Cloakroom

Tiled flooring, low level WC, wash hand basin inset to vanity unit, double glazed obscure window to side, radiator.

Living Room 22’9 x 14’1 (6.93m x 4.29m)

Wood flooring, radiator, feature gas fireplace, double glazed window to front, french doors to garden, smooth ceiling with inset down lights.

Kitchen/Diner 23’8 x 17’11 (7.21m x 5.46m)

Tiled flooring, wall & base shaker style units with breakfast island, butler sink, integral eye level oven, gas hob with extractor over, integral fridge/freezer, dishwasher & washing machine, storage cupboard, double glazed windows to front, side & rear aspects, door to Garden.

FIRST FLOOR

Landing

Radiator, loft access, double glazed window to rear.

Bedroom One 10’4” x 8’11” (3.15 x 2.72)

Carpet flooring, double glazed window to rear, radiator, built in wardrobe, door to;

Ensuite

Tiled flooring, hand wash basin inset to vanity unit, shower enclosure, chrome heated towel rail, double glazed obscure window to side.

Bedroom Two 10’9” x 6’3” (3.3 x 1.91)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 9’3” x 7’4” (2.82 x 2.24)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Four 9’3” x 7’4” (2.84 x 2.24)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Pedestal hand wash basin, WC, panelled bath with shower attachment, radiator, double glazed window to front, vinyl flooring.

Front Of Property

Block paved driveway leading to garage, path to front entrance.

Rear Of Property

Commencing with paved patio area, low retaining wall, remainder of garden laid to lawn, side access gate.

Garage

Electric up & over door, power & lighting connected, eaves storage

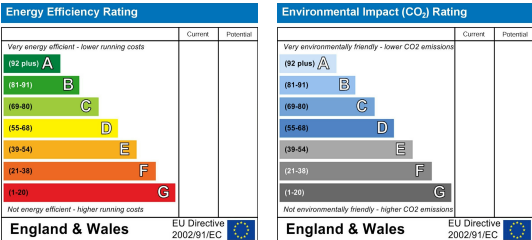
Area Map



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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