



## 28 LISTER ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* SPACIOUS FAMILY HOME \*\*** Situated within convenient access of Braintree Town Centre and Station, as well as good local Primary and Secondary Schools, this larger than average family home enjoys generous internal living space, with a converted Garage creating a spacious PLAYROOM/STUDY or potential fourth bedroom. Further benefitting from a ground floor Cloakroom, Lounge/Diner, and presented in good decorative order throughout, externally the property offers a large block paved driveway with off street parking for multiple vehicles, together with a low maintenance rear garden which backs on to open Greensward. Early viewing is highly advised in order to appreciate the accommodation on offer.



Entrance Hall

Tiled flooring, radiator, stairs to first floor, under stair storage, doors to;

Cloakroom

WC, hand wash basin inset to vanity unit, obscure double glazed window to side.

Playroom/ Study 18’2” x 8’3” (5.56 x 2.52)

Double glazed window to front, radiator, laminate flooring.

Kitchen 12’0” x 7’6” (3.68 x 2.31)

Tiled flooring, double glazed window to front, wall & base shaker style units, tiled splash backs, roll edged worktops, spaces for range oven, American style fridge/freezer, dishwasher, washing machine & tumble dryer.

Lounge/ Diner 20’11” x 10’3” (6.39 x 3.13)

Carpet flooring, two radiators, double glazed window & french doors to rear, TV point.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 12’10” x 10’4” (3.93 x 3.16)

Double glazed window to rear, radiator, carpet flooring.

Bedroom Two 11’9” x 9’9” (3.60 x 2.98)

Double glazed window to front, radiator, carpet flooring.

Bedroom Three 10’4” x 7’8” (3.16 x 2.34)

Double glazed window to rear, carpet flooring, radiator.

Bathroom

Corner bath with shower over, hand wash basin inset to vanity unit, WC, heated towel radiator, obscure double glazed window to front.

EXTERIOR

Driveway

Blocked paved driveway to front with parking for multiple vehicles.

Garden

Decking area leading to low maintenance garden with gate to rear.

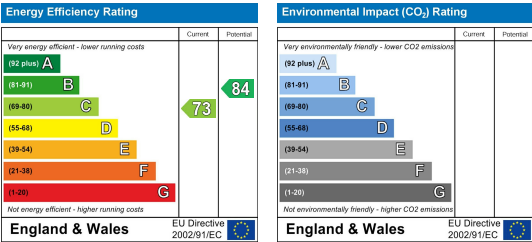
Area Map



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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