



## 34 BAMBOO CRESCENT, BRAINTREE CM7

GUIDE PRICE £350,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* FAST MOVE AVAILABLE - NO ONWARD CHAIN \*\*** Situated upon the favourable HEATHLANDS development, this attractive THREE bedroom DETACHED home offers convenience right on your doorstep, being within minutes of Braintree Village Shopping Centre and STATION. Internally the property is finished to a modern standard throughout, with a spacious kitchen, generous LOUNGE/DINER, ground floor Cloakroom, as well as an EN-SUITE to the Master Bedroom. Externally there is a low maintenance rear garden, together with a double length driveway, giving plenty of off street parking. Early viewing is highly recommended in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, doors to;

Cloakroom

Wall mounted hand wash basin, WC, radiator, obscure double glazed window to front.

Kitchen 10’11” x 8’6” (3.35 x 2.60)

Wall & base units with roll edged work surfaces, one & a half stainless steel sink with mixer tap, integral oven, spaces for fridge/ freezer, washing machine & dishwasher, four ring gas hob with extractor over, double glazed window to front.

Lounge 17’6” x 15’10” (5.35 x 4.84)

Carpet flooring, two radiators, two windows & french doors to rear, storage cupboard.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to;

Bedroom One 12’5” x 11’3” (3.79 x 3.44)

Carpet flooring, radiator, double glazed window to front, fitted wardrobes, door to;

Ensuite

Shower enclosure, hand wash basin, WC, radiator, obscure double glazed window to front.

Bedroom Two 10’2” x 9’3” (3.10 x 2.83)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 10’1” x 6’4” (3.09 x 1.95)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Tiled flooring, bath, wall mounted hand wash basin, WC, radiator.

EXTERIOR

Garden

Fully enclosed rear garden with paved patio, remainder laid to artificial lawn, shed to remain, side access gate.

Driveway

Block paved driveway parking for two vehicles.

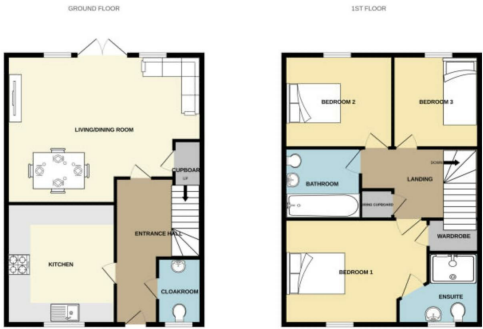
NOTES

We are advised that the property carries an annual Estate Charge of £320 per annum. Intending purchasers are advised to verify this information via their legal conveyancer prior to exchange of contracts.

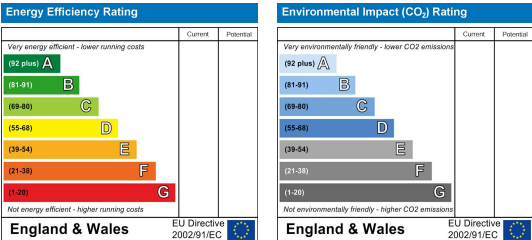
Area Map



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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