



37 QUEENS ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £290,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** SPACIOUS FAMILY HOME WITH SOUTH-FACING GARDEN **** Ideally located within close proximity of local amenities, popular schooling, and open playing fields, this WELL-PRESENTED THREE BEDROOM mid-terraced home offers generous and versatile living space throughout, making it the perfect choice for growing families.

Internally, the property boasts THREE BEDROOMS, LARGE RECEPTION ROOM, as well as a well-appointed KITCHEN offering excellent space for day-to-day living and entertaining.

Externally, the property enjoys OFF ROAD PARKING to the front, while the REAR GARDEN offers a fantastic SOUTH-FACING ASPECT, providing the perfect space for outdoor enjoyment and relaxation.

An ideal opportunity to secure a well-balanced family home in a convenient and family-friendly location. Early viewing is highly recommended to avoid disappointment.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, doors to;

Living Room 18'10" x 10'4" (5.76 x 3.15)

Laminate flooring, radiator, double glazed window to front, french doors to rear.

Kitchen 13'5" x 8'5" (4.10 x 2.57)

Tiled flooring, wall & base units with roll edged work surfaces, integral oven & hob with extractor over, stainless steel sink, spaces for fridge/freezer, washing machine & dishwasher, radiator, double glazed window & french doors to rear, opening to;

Study 9'3" x 6'6" (2.82 x 2.0)

Carpet flooring, double glazed window to front.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 13'9" x 8'11" (4.21 x 2.74)

Carpet flooring, double glazed window to front, radiator.

Bedroom Two 10'4" x 9'6" (3.16 x 2.92)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 8'11" x 7'1" (2.72 x 2.16)

Carpet flooring, radiator, double glazed window to rear, storage cupboard

Bathroom

Vinyl flooring, bath with shower over, wall mounted hand wash basin, WC, radiator, obscure double glazed window to rear.

WC

Vinyl flooring, WC, obscure double glazed window to rear.

EXTERIOR

Front

Front garden laid to lawn, with driveway parking available for at least two vehicles.

Rear Garden

With a south west facing aspect, enclosed by panelled fencing, commencing with a paved patio area then onto garden laid mainly to lawn.

Area Map

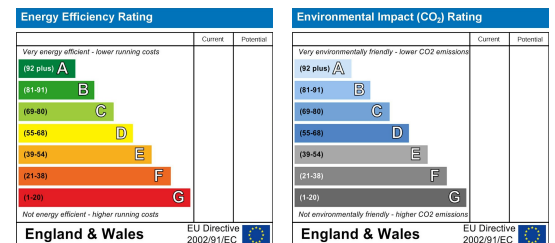


Floor Plans



The Floor Plans in this description are only guides and may not be representative of the property. The position and size of doors, windows and other features are approximate. Measurements are approximate. © Property24.com

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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

