



2 ROMNEY CLOSE, BRAINTREE CM7

OFFERS IN EXCESS OF £290,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** IDEAL FAMILY HOME **** Situated within a stones throw of open playing fields, nestled within a quiet cul-de-sac location, this much improved family home is presented in first class decorative order throughout and benefits from a nearly new Kitchen suite with integral appliances, as well as externally offering a landscaped rear garden, and GARAGE. Within easy reach of good nearby school options, as well as The Tabor Academy, we highly advise an early viewing in order to fully appreciate the excellent finish on offer.



Front Of Property

Laid to lawn with path to front entrance.

Entrance Hall

Tiled flooring, radiator, under stairs storage cupboard, stairs rising to first floor.

Kitchen/Diner 18’10” x 7’10” (5.75 x 2.40)

Laminate flooring, double glazed window & french doors to rear, shaker style Kitchen with wall & base units, oak worktops, inset butler sink with mixer tap, integral double oven, four ring gas hob, extractor hood, integral dishwasher & washing machine, pantry cupboard, oprning to Dining Room.

Lounge 12’7” x 12’5” (3.86 x 3.81)

Double glazed window to front, laminae flooring, TV point, feature fireplace.

First Floor

Landing

Carpet flooring, loft access, doors to;

Bedroom One 12’3” x 9’4” (3.75 x 2.86)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 8’4” x 8’0” (2.56 x 2.46)

Carpet flooring, radiator, double glazed window to rear, fitted wardrobe.

Bedroom Three 9’1” x 8’10” > 5’8” (2.77 x 2.71 > 1.74)

Carpet flooring, double glazed window to front, radiator, airing cupboard.

Bathroom

Bath with shower over, WC, hand wash basin, chrome towel rail, two obscure double glazed windows to rear.

Garden

Commencing with patio seating area & lawned area, steps leading down to further paved seating area. Rear access gate.

Garage

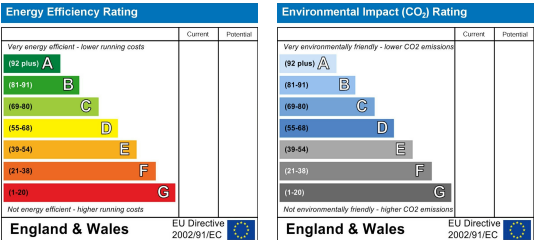
Single garage with up & over door.

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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