



## 71 CHALLIS LANE, BRAINTREE CM7

GUIDE PRICE £400,000

### 2 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* SPACIOUS DETACHED BUNGALOW \*\*** Situated within walking distance of local amenities and offering easy access to Braintree town centre and its railway links to London Liverpool Street, this well-maintained detached bungalow presents an excellent opportunity for those seeking spacious single-storey living in a convenient location. Internally, the property offers generously proportioned and versatile accommodation throughout, including a spacious lounge, fitted kitchen, two double bedrooms, a versatile third room currently utilised as a utility room, an en-suite wet room to the principal bedroom, and a family bathroom.

Externally, the property benefits from a private frontage providing driveway parking for multiple vehicles, a SINGLE GARAGE with power and lighting, and a low-maintenance rear garden, predominantly laid to patio and enclosed by fencing, with established flower beds and a garden shed.

Further benefits include gas-fired radiator central heating and flexible living accommodation throughout. Viewing is highly recommended in order to appreciate the space, convenience and versatility this detached bungalow has to offer.



## Entrance Hall

Carpet flooring, radiator, loft access, doors to;

## Living Room 22'0" x 11'6" (6.72 x 3.52)

Carpet flooring, two double glazed window to front, radiator, feature electric fireplace.

## Kitchen 12'3" x 10'7" (3.75 x 3.24)

Vinyl flooring, wall & base units with inset stainless steel sink, integral oven, fridge/freezer & slimline dishwasher. four ring ceramic hob with extractor over, double glazed window to side, opening to;

## Conservatory 10'3" x 6'2" (3.13 x 1.90)

Vinyl flooring, double glazed window & french doors to rear aspect, radiator.

## Utility Room 10'9" x 9'1" (3.29 x 2.77)

Vinyl flooring, double glazed window & door to side aspect, wall & base units with stainless steel sink, space for washing machine, wall mounted Worcester Bosch boiler. Potential to convert to bedroom three./ dining room if desired.

## Bedroom One 11'3" x 10'11" (3.45 x 3.33)

Carpet flooring, double glazed window to rear aspect, radiator door to;

## Ensuite

Walk in double shower enclosure, hand wash basin inset to vanity unit, WC, extractor.

## Bedroom Two 10'9" x 9'2" (3.29 x 2.80)

Carpet flooring, radiator, double glazed window to side aspect.

## Bathroom

Shower over bath, wall mounted hand wash basin, WC, two obscure double glazed windows to side.

## EXTERIOR

### Front Of Property

Large block paved driveway providing parking for 3-4 vehicles. Garden to lawn with path to front entrance, garage to side.

### Rear Garden

Easy maintenance block paved courtyard style garden with established borders with planting, further patio area to side. Side entrance door to garage & side access to front.

### Garage

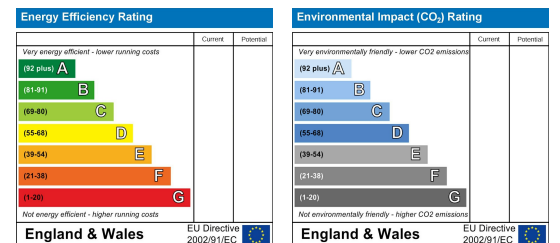
Large single garage with up & over door.

## 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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