



## 81 BRAIN VALLEY AVENUE, BRAINTREE CM77

GUIDE PRICE £350,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

\*\* NO ONWARD CHAIN \*\* Enjoying uninterrupted meadow views to the front, this two bedroom bungalow is pleasantly situated within a quiet cul-de-sac in the highly sought after village of Black Notley. The property is ideally positioned within walking distance of the village convenience store, major bus routes and Cressing Station, offering a peaceful setting with excellent accessibility. Further benefits include a south-facing rear garden and spacious internal living accommodation. Externally, the property enjoys a generous frontage with a large driveway and garage. Early viewing is highly recommended to avoid disappointment, as this is sure to be a popular property within this desirable location.



## Entrance Hall

Laminate flooring, radiator, built-in storage cupboard and loft access. Doors leading to:

### Living Room 13'7" x 11'5" (4.16 x 3.48)

Laminate flooring, radiator and patio doors opening onto the rear garden, allowing plenty of natural light.

### Kitchen 14'0" x 11'5" (4.27 x 3.48)

Fitted with a range of wall and base units with roll-edged work surfaces over and vinyl flooring. Double glazed window to the side and door providing access to the rear garden. Radiator. Larder unit housing the central heating boiler. Integrated double oven and four-ring ceramic hob, with spaces for additional appliances.

### Bedroom One 14'4" x 11'6" (4.38 x 3.52)

Laminate flooring, double glazed window to the front and radiator.

### Bedroom Two 10'0" x 9'10" (3.07 x 3.02)

Laminate flooring, double glazed window to the front and radiator.

## Bathroom

Comprising a walk-in shower enclosure, hand wash basin and radiator. Obscure double glazed window to the side aspect.

## WC

Low-level WC and obscure double glazed window to the side.

## EXTERIOR

### Front

Driveway providing off-road parking for approximately three to four vehicles. Front garden laid to lawn with established borders. Garage with up-and-over door. Side gate providing access to the rear garden.

### Rear Garden

Enjoying a south-facing aspect, the rear garden offers a patio area and lawn, ideal for outdoor entertaining.

### Notes

We are advised that the property is sold subject to the grant of probate, for which the probate application has already been submitted.

## Area Map

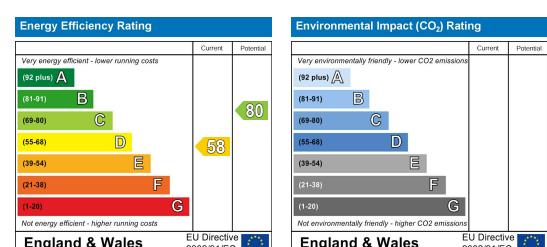


## Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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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