



40 GLEBE AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

4 Bedrooms | 1 Bathrooms | 1 Reception

**** SPACE APLENTY! **** Welcome to this spacious townhouse located upon Glebe Avenue in Braintree, overlooking open parkland. This charming property boasts four DOUBLE bedrooms, making it an ideal family home. The modern finish throughout the house ensures a contemporary feel, while the generous rear garden provides a perfect outdoor space for relaxation and entertaining.

The heart of the home is the inviting kitchen/diner, which offers ample space for family meals and gatherings. This area is designed to be both functional and stylish, catering to the needs of modern living.

Situated in a friendly FAMILY ORIENTATED neighbourhood, this property benefits from proximity to good local schools and amenities, making it an excellent choice for families.

With its combination of space, modern amenities, and a lovely garden, this townhouse on Glebe Avenue is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

**** GUIDE PRICE £325,000 - £350,000 ****



GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, stairs rising to first floor, doors to;

Cloakroom

Obscure double glazed window to front, WC, hand wash basin inset to vanity unit.

Living Room 17'1" x 8'7" (5.22 x 2.63)

Vinyl flooring, double glazed window to front, radiator.

Kitchen/ Diner 15'8" x 10'4" (4.80 x 3.15)

Vinyl flooring, wall & base high gloss units with roll edged work tops, tiled upstands, one & a half sink with mixer tap, spaces for oven, washing machine & fridge/freezer, integrated dishwasher, dining area, radiator, door to rear.

FIRST FLOOR

Landing

Carpet flooring, stairs to second floor, doors to;

Master Bedroom 15'7" x 10'4" (4.77 x 3.15)

Laminate flooring, radiator, double glazed window to front.

Bathroom

Bath with shower over, wash hand basin, WC, vinyl flooring, chrome heated towel radiator.

Bedroom Four 8'3" x 7'6" (2.52 x 2.30)

Laminate flooring, radiator, double glazed window to rear.

SECOND FLOOR

Bedroom Two 15'8" x 10'4" (4.79 x 3.16)

Laminate flooring, double glazed window to front, radiator, fitted wardrobe.

Bedroom Three 10'6" x 7'7" (3.21 x 2.32)

Laminate flooring, radiator, double glazed window to rear, opening to;

Dressing Room 10'7" x 7'8" (3.23 x 2.35)

Laminate flooring, double glazed window to rear

EXTERIOR

Driveway

Drive parking to front for multiple cars.

Garden

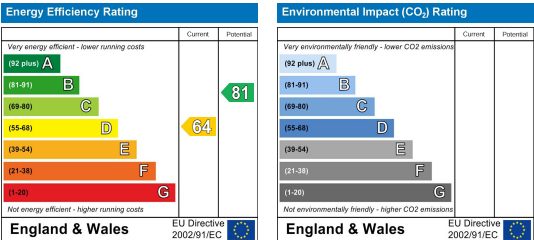
Fully enclosed rear garden commencing with paved patio, remainder laid to lawn, outbuilding to remain.

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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