



## 4 ACHILLES WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* EXTENDED FAMILY HOME \*\*** Situated within a peaceful CUL-DE-SAC upon the favourable family orientated Fairview Development, this larger than average property benefits from an established two storey extension creating enhanced living space, with BI-FOLD doors opening to the LANDSCAPED south facing rear Garden. Internally the property offers THREE reception rooms, FOUR well proportioned bedrooms, together with an EN-SUITE and UTILITY ROOM, whilst further offering an integral GARAGE. Situated close to good local schools and within walking distance of local amenities, an early viewing is highly recommended in order to avoid disappointment.



## GROUND FLOOR

### Entrance Porch

Door to;

### Living Room 15'7" x 13'5" (4.77 x 4.10)

Double glazed window to front aspect, laminate flooring, radiator, feature fireplace, stairs to first floor, door to;

### Dining Room 8'4" x 7'3" (2.55 x 2.23)

Laminate flooring, radiator, door to;

### Kitchen 8'5" x 7'10" (2.57 x 2.39)

Tiled flooring, range of wall and base units, space for freestanding fridge/freezer, integrated oven, space for dishwasher, window to rear aspect.

### Conservatory 14'11" x 9'5" (4.56 x 2.89)

Laminate flooring, bi-fold doors and double glazed windows to rear aspect, door to;

### Utility Room 8'2" x 7'8" (2.49 x 2.34)

Laminate flooring, double glazed window to rear aspect. door to garage. space for fridge/freezer, washing machine and tumble dryer.

## FIRST FLOOR

### Landing

Carpet flooring, doors to;

### Bedroom One 11'11" x 9'9" (3.65 x 2.98)

Carpet flooring, double glazed window to front aspect, radiator, loft hatch

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

Carpet flooring, double glazed window to rear aspect, radiator

### Bedroom Three 15'11" x 6'10" (4.86 x 2.09)

Laminate flooring, double glazed window to front aspect, door to;

### En-suite

Large corner shower enclosure, W/C, pedestal wash hand basin, chrome heated towel radiator, obscure window to rear aspect

### Bedroom Four 6'8" x 6'6" (2.04 x 1.99)

Carpet flooring, double glazed window to front aspect, radiator

### Bathroom

Fully tiled, three piece suite comprising shower over bath, W/C and wash hand basin set within vanity unit, obscure window to rear aspect, chrome heated towel radiator

## EXTERIOR

### Front

Stone shingled frontage providing off-street parking for 2/3 vehicles

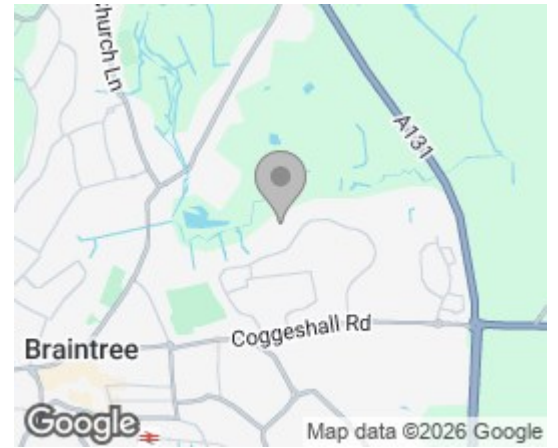
### Rear Garden

Landscaped south facing rear garden commencing with sandstone patio area, steps leading to the remainder of the garden, which is mainly laid to lawn with further raised decking area

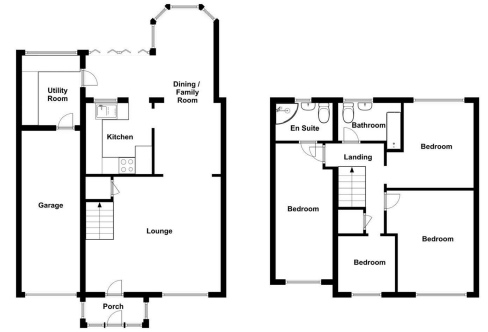
### Garage

Integral garage with power and lighting connected.

## Area Map

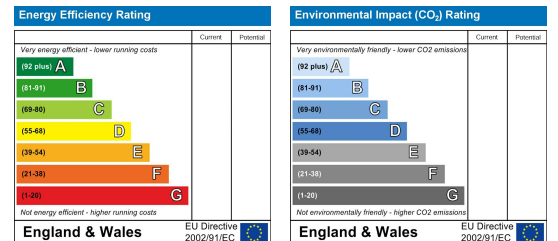


## Floor Plans



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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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