



7 ROCHESTER CLOSE, BRAINTREE CM7

£1,700 PER MONTH

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** AVAILABLE OCTOBER **** Within the sought after KINGS PARK VILLAGE and within the catchment area for the OFSTED OUTSTANDING Lyons Hall Primary School is this Well Presented FOUR bedroom detached family home comprising of THREE Reception Rooms, En-Suite to Master Bedroom, Spacious rear garden and single Garage. Early viewing advised.



Front of Property

Driveway for 2-3 vehicles, garage with up and over door with internal power and lighting, front garden laid largely to lawn, path to front entrance door, side access gate.

GROUND FLOOR

Entrance Hall

Stairs rising to first floor, laminate wood flooring, radiator

Lounge (15'3 x 12'2)

Double glazed window to front aspect, radiator, laminate wood flooring, French doors to dining room

Dining Room (12'2 x 10'7)

Laminate wood flooring, radiator, opening to conservatory.

Conservatory (12'0 x 11'9)

Tiled flooring, radiator, double glazed windows to rear aspect

Kitchen (14'6 x 10'7)

Tiled flooring, matching wall and base level units, radiator, one and a half bowl sink with mixer tap, double glazed window to rear aspect, door opening to garden patio area, integral fridge-freezer and oven, with four ring gas hob and extractor over, built in cupboard, washing machine and dishwasher space.

Cloakroom

Radiator, laminate wood flooring, low level WC, hand wash basin, obscure window to rear aspect.

FIRST FLOOR

Master Bedroom (12'7 x 12'4)

Carpet flooring, radiator, double glazed window to rear aspect, fitted double wardrobes, door to ensuite.

En-Suite

Laminate wood flooring, shower enclosure, low level WC, hand wash basin inset to vanity unit, obscure window to rear aspect, shaving point.

Bedroom Two (12'2 x 11'11)

Carpet flooring, double glazed window to front aspect, radiator, double fitted wardrobe

Bedroom Three (11'4 x 10'6)

Carpet flooring, radiator, double glazed window to rear aspect

Bedroom Four (13'3 x 10'1)

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

Bathroom

Panel bath with shower over, low level WC, hand wash basin inset to vanity unit, shaving point, extractor, obscure window to side aspect.

Rear of Property

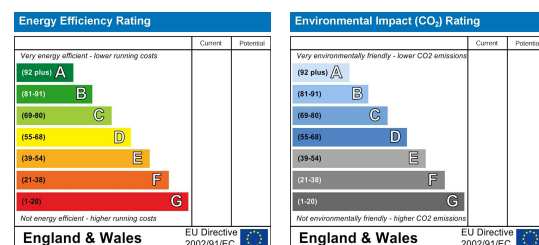
Larger than average with small patio area, leading to garden mainly to lawn with a range of mature shrubs and border plants, raised decking area, side access gate leading to front

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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