



2 LONG MEADOW, BRAINTREE CM77

GUIDE PRICE £450,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** Situated within a sought after cul-de-sac, currently undergoing FULL REDECORATION and RE-CARPETING, this attractive family home presents an excellent opportunity for your next family home, being within short walking distance of Notley Green and the village square. Internally the property offers THREE well proportioned bedrooms, together with a dual aspect KITCHEN/DINER, and Living Room, as well as a ground floor Cloakroom. The Master Bedroom comes with an EN-SUITE shower room, with a Jack & Jill family bathroom supporting the second bedroom. Externally the property comes with a generous SOUTH FACING rear garden and a GARAGE to the rear of the property, with driveway parking. Early viewing is highly advised in order to appreciate the accommodation on offer. **** INTERNAL IMAGES TO FOLLOW ****



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, radiator, under stair storage cupboard

Cloakroom

Obscure window to front, low level WC, wall mounted hand wash basin, radiator, laminate flooring

Living Room 15'4 x 12'5 (4.67m x 3.78m)

2 x double glazed windows to rear aspect, radiator, laminate flooring, french doors to Kitchen/Diner

Kitchen/Diner 18'7 x 10'1 (5.66m x 3.07m)

Double glazed window to front aspect, wall and base level units with edged work surfaces, single bowl sink with mixer tap, built in electric oven, four ring gas hob, extractor, integrated fridge, freezer, dishwasher, wine cooler, washing machine, and tumble dryer. Wall mounted gas central heating boiler, radiator, tiled flooring, patio doors to rear garden and door to side aspect.

FIRST FLOOR

Landing

Double glazed window to front aspect, loft access, airing cupboard, carpet flooring, doors to;

Bedroom One 11'10 x 9'10 (3.61m x 3.00m)

Double glazed window to front, fitted wardrobes, radiator, carpet flooring

En-Suite

Obscure double glazed window to rear aspect, shower enclosure, bath with central mixer tap, low level WC, pedestal hand wash basin, heated towel radiator

Bedroom Two 9'5 x 8'1 (2.87m x 2.46m)

Double glazed window to rear aspect, radiator, jack and jill door to Bathroom

Bedroom Three 9'9 x 8'11 (2.97m x 2.72m)

Double glazed window to front aspect, radiator

Jack & Jill Bathroom

Obscure window to rear aspect, panelled bath, low level WC, pedestal hand wash basin, tiled splashbacks, shaver point, heated towel radiator, tiled flooring

EXTERIOR

Front

Path leading to front entrance door with area to lawn, border hedgerow

Rear Garden

Part walled with remaining enclosed by border fencing, landscaped rear garden laid out lawn with patio area to the rear and further decking area to the side

Garage & Driveway

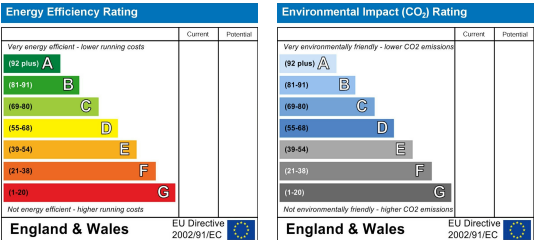
Driveway to the rear leading to single Garage with up and over door, eaves storage, with internal power and lighting

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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