



94 CONNAUGHT GARDENS, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** MUST VIEW **** This beautifully modernised family boasts generous OPEN PLAN living space, with THREE double bedrooms, and a fully landscaped and SPACIOUS rear garden, with CAR PORT to side. Occupying a private position with generous driveway frontage, the property is close to good local schools and amenities, and offers easy access to the A120 and town centre. Early viewing is simply a must in order to truly appreciate the space and finish on offer.

**** GUIDE PRICE £375,000 - £400,000 ****



GROUND FLOOR

Entrance Hall

Laminate flooring, doors to;

Open Plan Living Area Comprising of;

Lounge/Diner 25'5" x 12'5" (7.77 x 3.80)

Living Room with carpet flooring, large double glazed window to front, opening to Dining Room with tiled flooring, french doors to rear garden, and opening to modern kitchen

Kitchen 10'4" x 8'10" (3.15 x 2.71)

High gloss wall and base level units, edged work surfaces with tiled splashbacks, tiled flooring, integral double oven, hob and extractor fan, with spaces for american style fridge-freezer, dishwasher, and washing machine. Window to rear and side door opening to Car Port.

FIRST FLOOR

Landing

Carpet flooring, window to side aspect, loft access, doors to;

Bedroom One 13'3" x 10'11" (4.06 x 3.33)

Carpet flooring, radiator, double glazed window to front, bespoke fitted wardrobes

Bedroom Two 12'2" x 10'1" (3.71 x 3.09)

Carpet flooring, double glazed window to rear, radiator

Bedroom Three 10'3" x 7'11" (3.14 x 2.42)

Carpet flooring, double glazed window to front, radiator

Bathroom

Fully tiled with four piece bathroom suite including bath, shower enclosure, WC, hand wash basin, obscure window to rear

EXTERIOR

Front

Block paved driveway to front with car port to side, rear gate to Garden

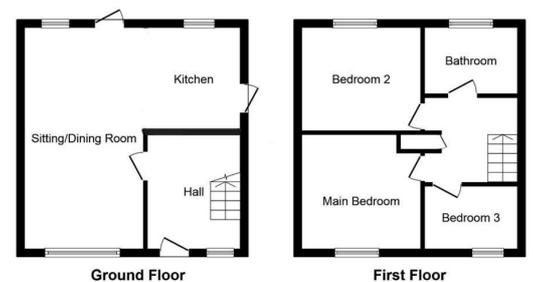
Garden

Paved patio area, garden to lawn with established borders, further paved patio area to lower garden

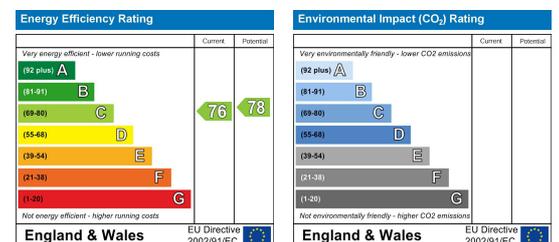
Area Map



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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