



1 LONGLEAF DRIVE, BRAINTREE CM7

GUIDE PRICE £450,000

4 Bedrooms | 1 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Situated within a desirable CUL-DE-SAC location on the south side of Braintree, offering easy access to the A120 as well as convenient access towards both Witham & Chelmsford, this FOUR bedroom DETACHED family home comes to the market in need of light modernisation throughout, but boasting HUGE POTENTIAL, with scope for both extension and loft conversion STPP. With four double bedrooms, the property throughout offers great room proportions, with an excellent sized garden, complimented by a detached DOUBLE GARAGE with double driveway to the side. Situated close to great local schools, and being within short distance of Town Centre amenities, early viewing is highly recommended in order to appreciate the space and potential available, for what is certain to be a highly attractive family home.



GROUND FLOOR

Entrance Hall

Carpet flooring, under stair storage, radiator, doors to:

Cloakroom

WC, radiator, obscure window to front. Separate washroom with pedestal hand wash basin, obscure window to side.

Kitchen 12’7” x 10’4” (3.86 x 3.16)

Tiled flooring, door to side, double glazed window to rear, wall and base units with spaces for appliances.

Dining Room 12’8” x 10’5” (3.87 x 3.19)

Carpet flooring, double glazed window to rear, radiator

Living Room 21’2” x 12’4” (6.47 x 3.76)

Duel aspect, bay window to front, patio doors to rear, 2 x radiators, fireplace, carpet flooring

FIRST FLOOR

Landing

carpet flooring, 2 x double glazed windows to front, airing cupboard, doors to:

Master Bedroom 12’9” x 12’5” (3.90 x 3.79)

Double glazed window to rear, carpet flooring, radiator

Bedroom Two 12’10” x 10’5” (3.92 x 3.19)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 10’6” x 9’7” (3.22 x 2.93)

Double glazed window to rear, carpet flooring, radiator

Bedroom Four 12’4” x 8’1” (3.76 x 2.47)

Carpet flooring, radiator, double glazed window to front

Family Bathroom

Four piece suite with shower, bath, WC and pedestal hand wash basin. Obscure window to front and side aspect.

EXTERIOR

Front

Path to front entrance door, double driveway to side leading to Double Garage, side access gate to rear garden

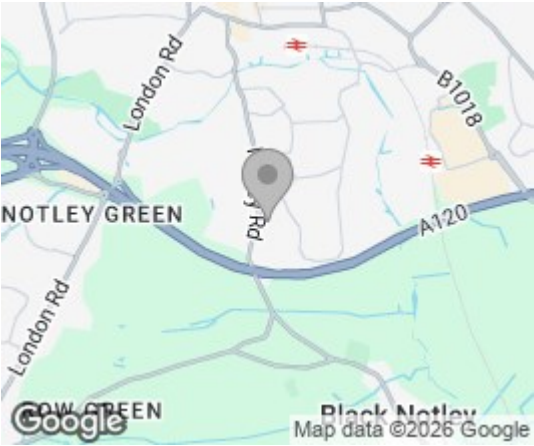
Rear Garden

Sandstone patio area leading to garden to lawn with established borders. Side access to front.

Double Garage

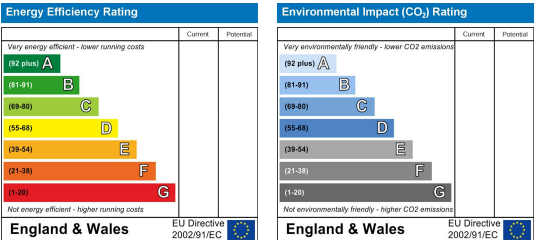
Electric door, internal power and lighting connected, window to side.

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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