



## 2 THE KENTINGS, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* CORNER PLOT \*\*** Occupying a generous corner position within a sought after CUL-DE-SAC on the edge of the town centre, benefitting from easy access to Braintree Station as well as the picturesque Flitch Way, this enviable family home is presented in excellent decorative order throughout, and boasts POTENTIAL TO EXTEND STPP. Internally there is a dual aspect LOUNGE/DINER, with ground floor Cloakroom, spacious Kitchen, whilst the first floor offers three well proportioned bedrooms, and a modern family bathroom. With generous frontage for multiple vehicles, parking will never be a problem for the modern growing family, whilst to the rear of the property is a lovely SOUTH FACING garden, with GARAGE to side. Early viewing is highly advised in order to appreciate the accommodation on offer.

**\*\* GUIDE PRICE - £350,000 - £375,000 \*\***



GROUND FLOOR

Entrance Hall

Carpet flooring, stairs rising to first floor, doors to;

Lounge/ Diner 25’3” x 11’9” (7.70 x 3.60)

Carpet flooring, two radiators, double glazed window to front, french doors to rear.

Kitchen 14’5” x 9’2” (4.40 x 2.80)

Matching wall & base units with edged work surfaces, one & a half sink with mixer tap, spaces for oven, fridge/freezer, washing machine & dishwasher, double glazed window to side, door to rear.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to;

Bedroom One 15’8” x 12’5” (4.80 x 3.80)

Carpet flooring, double glazed window to front, radiator.

Bedroom Two 10’2” x 9’6” (3.10 x 2.90)

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

Bedroom Three 9’2” x 7’6” (2.80 x 2.30)

Carpet flooring, double glazed window to front, radiator.

Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure double glazed window to rear, vinyl flooring.

EXTERIOR

Garden

Enclosed rear garden commencing with paved patio, remainder laid to lawn & further patio area, side extension for storage, door to garage.

Garage

Single detached garage.

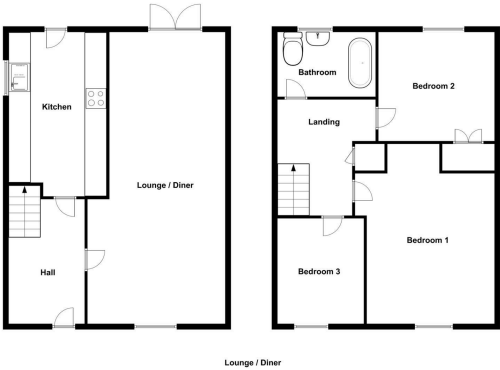
Front

Block paved driveway providing parking for multiple vehicles.

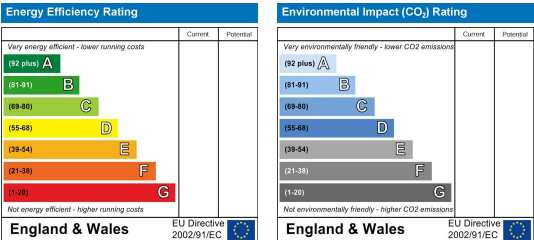
Area Map



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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