



## 22 CHESTNUT AVENUE, BRAINTREE CM77

£1,900 PER MONTH

4 Bedrooms | 2 Bathrooms | 3 Receptions

\*\* AVAILABLE MAY \*\* Nestled within a quiet cul-de-sac, overlooking well kept greensward, within the sought after village of Great Notley, just a short walk from excellent village amenities, Primary School, and vast open space, this much loved FOUR bedroom property comes with a GARAGE and CAR PORT, as well as a spacious rear garden. An ideal family home, the property internally offers THREE reception rooms, FOUR bedrooms, including a generous Master Bedroom suite with fitted wardrobes and an EN-SUITE shower room, as well as a modern Kitchen/Breakfast Room, and Cloakroom. Early viewing is highly advised in order to appreciate the accommodation on offer.



## Entrance Hall

Stairs rising to first floor, under stair storage, doors to:

## Cloakroom

WC, hand wash basin, obscure window to front

## Kitchen/Breakfast Room 22'4" x 11'8" (6.83 x 3.57)

Wall & base units, island with breakfast bar, integrated double oven, electric hob with extractor hood over, space for fridge freezer, one & half sink, patio doors leading to rear garden.

## Lounge 16'4" x 12'5" (4.99 x 3.79)

Laminate flooring, feature fireplace, patio doors leading to rear garden.

## Study/Playroom 10'7" x 8'8" (3.23 x 2.66)

Laminate flooring, bay window to front.

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, window to front aspect, doors to:

### Bedroom One 17'3" x 12'5" (5.28 x 3.80)

Carpet flooring, fitted wardrobe, window to rear

### En-Suite

Double shower enclosure, his & hers hand wash basin, WC.

### Bedroom Two 10'3" x 8'10" (3.13 x 2.71)

Carpet flooring, fitted wardrobe, window to front

### Bedroom Three 9'8" x 9'6" (2.96 x 2.92)

Carpet flooring, fitted wardrobe, window to front

### Bedroom Four 12'6" x 6'9" (3.83 x 2.06)

Carpet flooring, window to front

## Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure window.

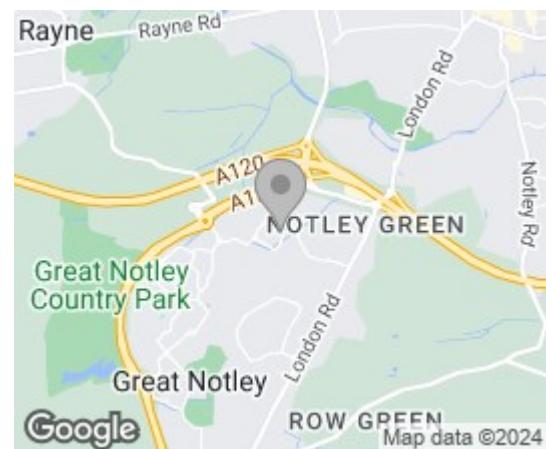
## Rear of Property

Commencing with paved patio seating area, remainder laid to lawn, enclosed by panel fencing, side door to garage, side gate access.

## Garage & Parking

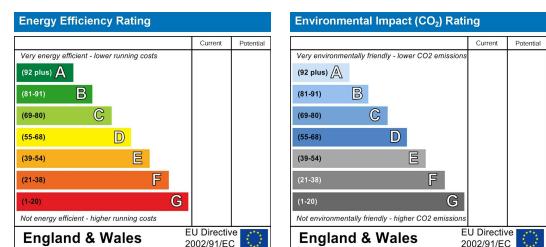
Single garage & carport for two vehicles

## 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.



**Phone:** 01376 386555

Phoenix House 5 New Street

**Email:** info@branocsestates.co.uk

Braintree

**Website:** www.branocsestates.co.uk

Essex

CM7 1ER

