



## 17 KENWORTHY ROAD, BRAINTREE CM7

GUIDE PRICE £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* CALLING ALL FIRST TIME BUYERS \*\*** Located within a short walk of Braintree Station and Town Centre, and offering immediate access onto the picturesque Flich Way, this well presented family home offers deceptive living space, with flowing ground floor accommodation which includes a ground floor WC, whilst benefitting from three well proportioned bedrooms. Externally the property is located away from the main road, with a low maintenance rear garden and GARAGE. Offering convenient access to the A120 and A131 towards Chelmsford, viewing is truly a must in order to appreciate the space and position on offer.



## GROUND FLOOR

### Entrance Hall

Laminate flooring, stairs rising to first floor, under stairs storage, doors to:

### Cloakroom

Wall mounted hand wash basin, WC, obscure double window to front.

### Living Room 14'10" x 11'10" (4.53 x 3.61)

Laminate flooring, double glazed window to front, radiator, opening to:

### Dining Room 9'10" x 8'10" (3.02 x 2.70)

Laminate flooring, radiator, french doors to rear, door to:

### Kitchen 9'9" x 8'9" (2.98 x 2.69)

Vinyl tiled flooring, wall & base levels units with roll edged work tops, inset one & a half ceramic sink, spaces for fridge/ freezer, oven, dishwasher & washing machine, built in deep larder unit, wall mounted Worcester Bosch boiler, double glazed window to rear.

## FIRST FLOOR

### Landing

Carpet flooring, radiator, loft access, airing cupboard.

### Bedroom One 12'11" x 10'8" (3.94 x 3.26)

Carpet flooring, double glazed window to front, radiator.

### Bedroom Two 12'5" x 10'7" (3.81 x 3.25)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Three 8'9" x 7'3" (2.68 x 2.21)

Carpet flooring, radiator, double glazed window to front, fitted cupboard.

### Bathroom

Laminate flooring, bath with shower over, hand wash basin inset to vanity unit, WC, chrome heated towel rail, obscure double glazed window to rear.

## EXTERIOR

### Front Garden

Laid to lawn, path to front entrance door.

### Rear Garden

Paved patio area, garden to lawn, rear access gate, door to Garage.

### Garage

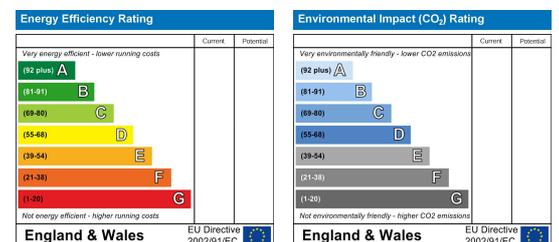
Newly installed EDPM roof, up & over door.

## 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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