



## 7 GUERNSEY WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

### 3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* PEACEFUL CUL-DE-SAC LOCATION \*\*** Situated within this ever popular development, adjacent to the renowned Fitch Way and offering convenient access to both Braintree Town Centre and the nearby village of Rayne, this well-presented THREE bedroom semi-detached family home provides generous living space and excellent practicality throughout.

Internally, the property is presented in good condition and boasts TWO reception rooms, creating flexible living accommodation ideal for both relaxing and entertaining. The layout is perfectly suited to modern family life, with well-proportioned rooms and a bright, welcoming feel throughout.

Externally, the property enjoys a GREAT SIZED rear garden, ideal for families and outdoor entertaining, whilst further benefitting from a Garage and driveway parking. Convenient access to the A120 makes this an excellent choice for commuters.

Early viewing is highly advised in order to appreciate both the condition and location on offer.



## GROUND FLOOR

Entrance Hall

Cloakroom

**Living Room 17'7" x 10'9" (5.37 x 3.28)**

Carpet flooring, double glazed window to front, stairs rising to first floor, radiator, door to;

**Kitchen 13'6" x 8'0" (4.13 x 2.44)**

Matching wall & base units, sink with mixer tap, integral double oven & hob with extractor hood over, integral dishwasher, two double glazed windows to rear, opening to;

**Dining Room 10'7" x 8'0" (3.24 x 2.44)**

French doors to rear, door to Garage.

## FIRST FLOOR

Landing

Carpet flooring, doors to;

**Bedroom One 11'8" x 11'5" (3.58 x 3.48)**

Carpet flooring, double glazed window to front, fitted wardrobes.

**Bedroom Two 18'8" x 7'10" (5.71 x 2.40)**

Carpet flooring, double glazed windows to front & rear, fitted wardrobes, radiator.

**Bedroom Three 11'3" x 6'11" (3.44 x 2.12)**

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

Bathroom

Bath with shower over, wall mounted hand wash basin, WC, obscure double glazed window to rear.

## EXTERIOR

Front Of Property

Driveway parking, remainder laid to lawn with path to front entrance.

Garden

Commencing with block paved patio area with steps leading up to lawn.

Garage

## Area Map

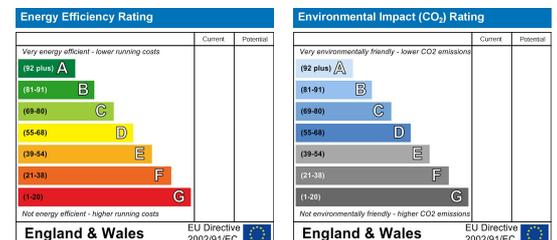


## Floor Plans



© Essex EPCs  
This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

