



22 CHESTNUT AVENUE, BRAINTREE CM77

£2,100 PER MONTH

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** AVAILABLE APRIL **** 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.

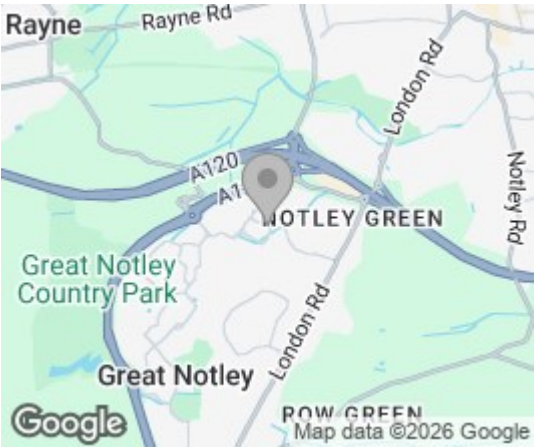
Rear of Property

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

Garage & Parking

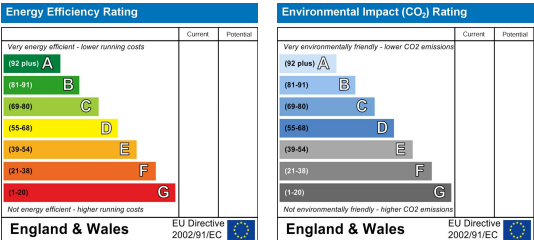
Single garage & carport for two vehicles

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

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

