



## 62 ACORN AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £475,000

### 5 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* QUIET CUL-DE-SAC LOCATION - BACKING ONTO THE FLITCH WAY \*\*** A rare opportunity to acquire this attractive FIVE BEDROOM DETACHED family home, occupying a sought-after position within Acorn Avenue, backing directly onto the picturesque FLITCH WAY, whilst being within walking distance of the TOWN CENTRE, STATION, and popular local schools. The property further benefits from a SINGLE GARAGE and AMPLE OFF STREET PARKING.

Internally the property offers VERSATILE and WELL-PROPORTIONED accommodation set across two floors. The spacious LOUNGE with feature fireplace opens via double doors into the DINING ROOM, creating the perfect space for entertaining, whilst the KITCHEN/BREAKFAST ROOM enjoys excellent storage and worktop space, with direct access to the rear garden. To the first floor there are FOUR DOUBLE BEDROOMS and a further single, with the MASTER BEDROOM benefitting from EN-SUITE facilities and FITTED WARDROBES.

Externally the property enjoys a GENEROUS REAR GARDEN with a large patio and lawn, backing directly onto the Flitch Way, and further enhanced by a LARGE SUMMER CABIN connected to power, offering scope for a



## GROUND FLOOR

### Porch

Door to:

### Entrance Hall

Carpet flooring, stairs rising to first floor, radiator, doors to:

### Cloakroom

Tiled flooring, wall mounted hand wash basin, WC, obscure double glazed window to side.

### Kitchen 13'11 x 9'2 (4.24m x 2.79m)

Tiled flooring, wall & base units with edged work surfaces, sink with mixer tap, breakfast bar, spaces for fridge/freezer, dishwasher & washing machine, radiator, double glazed window to rear, door to side.

### Dining Room 11'3 x 10'2 (3.43m x 3.10m)

Carpet flooring, double glazed window to front, radiator, doors to:

### Living Room 17'5 x 11'3 (5.31m x 3.43m)

Carpet flooring, feature fireplace, radiator, patio doors to garden.

## FIRST FLOOR

### Landing

Carpet flooring, airing cupboard, doors to:

### Bedroom One 12'8 x 10'7 (3.86m x 3.23m)

Carpet flooring, radiator, range of fitted wardrobes, door to:

### Ensuite

Wet room with shower, pedestal hand wash basin, WC, chrome heated towel rail, obscure double glazed window to side.

### Bedroom Two 10'11 x 10'11 (3.33m x 3.33m)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Three 12'9" x 10'11" (3.9 x 3.35)

Carpet flooring, double glazed window to front, radiator, hand wash basin inset to vanity unit.

### Bedroom Four 9'7 x 7'3 (2.92m x 2.21m)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Five 9'7 x 9'7 (2.92m x 2.92m)

Carpet flooring, radiator, double glazed window to front.

### Bathroom

Bath, pedestal hand wash basin, WC, obscure double glazed window to side, radiator.

## EXTERIOR

### Garden

Generous garden with paved patio area, remainder laid to lawn with established planting & trees, access to front, door to Garage. Summerhouse with power to remain.

### Garage

Garage with up & over door, power & light connected.

### Driveway

Parking for multiple vehicles with hedgerow to front.

## Area Map

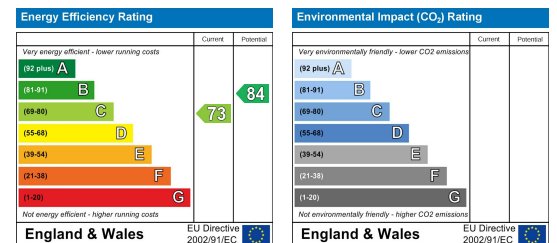


## Floor Plans



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## 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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