



26 CHESTNUT AVENUE, BRAINTREE CM77

GUIDE PRICE £375,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Situated within a private turning, overlooking pristine greensward, this deceptively spacious home enjoys THREE DOUBLE BEDROOMS, with an EN-SUITE to the Master Bedroom, whilst benefitting from a CONSERVATORY extension to the rear, with connecting Garage door giving scope for conversion if so desired. The Ground Floor accommodation benefits from a Cloakroom, fitted Kitchen with modern gas central heating boiler, generous Lounge/Diner, together with the Conservatory which lends itself as a potential Playroom or second sitting area, overlooking the low maintenance rear garden with a paved patio seating area. Conveniently located within this highly sought after family area, the property is a stones throw from the renowned Notley Green Primary School, together with being within walking distance of nearby convenience stores, leisure amenities, as well as Great Notley's vast open green spaces which make this a fabulous prospect for families. Early viewing is highly advised owing to the sought after nature of this popular development.



GROUND FLOOR

Entrance Hall

Vinyl flooring, radiator, stairs to first floor, storage cupboard, doors to;

Cloakroom

Vinyl flooring, wash hand basin, WC, radiator.

Kitchen 11’7” x 7’6” (3.54 x 2.29)

Double glazed window to front, tiled flooring, wall & base high gloss units, one & a half ceramic sink with mixer tap, integral double oven & four ring gas hob with extractor over,, spaces for dishwasher, washing machine & fridge/ freezer.

Lounge/Diner 16’11” x 14’6” (5.18 x 4.44)

Vinyl flooring, two radiators, storage cupboard, patio doors to;

Conservatory 10’3” x 10’5” (3.13 x 3.20)

Vinyl flooring, french doors to rear, internal door to Garage.

FIRST FLOOR

Landing

Carpet flooring, storage cupboard, doors to;

Bedroom One 11’1” x 9’3” (3.39 x 2.83)

Carpet flooring, radiator, double glazed window to front, fitted wardrobes, door to;

En-Suite

Shower enclosure, pedestal wash hand basin, WC, radiator.

Bedroom Two 16’0” x 10’3” (4.88 x 3.14)

Carpet flooring, radiator, double glazed window to front.

Bedroom Three 13’10” x 8’0” (4.22 x 2.45)

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

Bathroom

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

EXTERIOR

Garage

Single garage with roller door, car port and driveway directly to front.

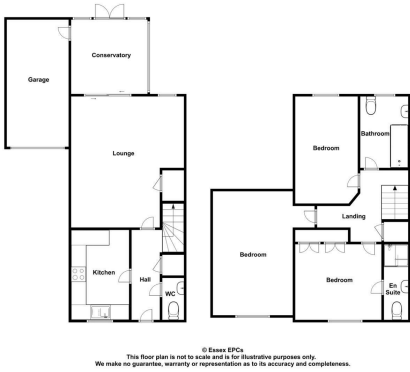
Garden

Fully enclosed rear garden commencing with paved patio, remainder laid to law.

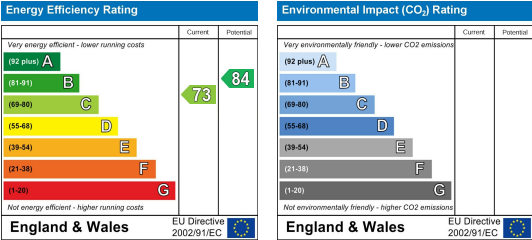
Area Map



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

