



- Two Bedroom Bungalow
- Detached
- Single Garage
- Two Double Bedrooms
- Modern Bathroom Suite
- UPVC Conservatory
- Fitted Kitchen
- Spacious Living Room/Diner
- Potential To Extend (STPP)

Connaught Gardens, Braintree, Essex. CM7.

** £320,000 - £340,000 **

Occupying a fabulous South facing plot is this well presented and deceptively spacious two bedroom detached bungalow. Situated within easy reach of both the town centre and the train station, whilst offering a quiet and peaceful estate position, a purchaser really does have the best of both worlds. Internally the accommodation comprises of an entrance hall with a separate porch, a spacious living room / diner, a newly built UPVC conservatory, a fitted kitchen, two generous double bedrooms and a modern bathroom suite. Outside you will find an excellent sized rear garden including a Koi pond, a patio area and vegetable patch. To the front of the bungalow there is the added benefit of a mature and well maintained lawn area, a driveway and access to the single garage at the bottom of the garden. An early internal viewing is strongly advised.



Property Details.

Ground Floor

Entrance

Door to front, window to front

Entrance Hallway



Door to front, storage cupboard, telephone point, radiator, loft hatch

Lounge



11' 3" x 19' 2" (3.43m x 5.84m)

Double glazed window to rear, French doors to rear, TV and telephone point, radiator, smooth ceiling

Kitchen



10' 7" x 11' 9" (3.23m x 3.58m)

Inset sink unit with drainer, roll edge work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, fully tiled walls, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, extractor fan, vinyl flooring, radiator, double glazed window to front, smooth ceiling

Conservatory



10' 1" x 7' 8" (3.07m x 2.34m)

UPVC conservatory, French doors to side, tiled floor

Property Details.

Bedroom One



11' 3" x 12' 4" (3.43m x 3.76m)

Double glazed window to rear, TV point, radiator, smooth ceiling

Bedroom Two

8' 11" x 11' 1" (2.72m x 3.38m)

Double glazed window to front, TV point, radiator, textured ceiling

Bathroom



Low level WC, hand wash basin, panelled bath, heated towel rail, fully tiled walls, window to rear

Outside

Rear Garden



The rear garden commences with patio area, garden laid to lawn, shed to remain, outside tap and light, pond, gate to side, 16ft greenhouse

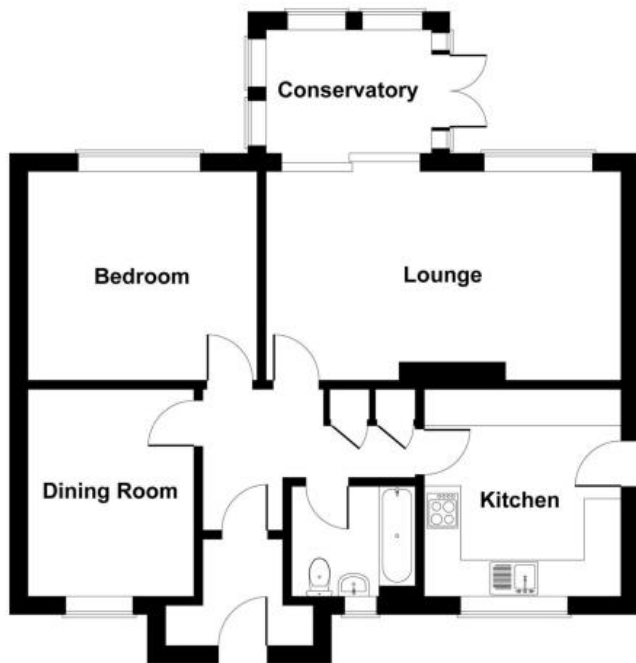
Front



To the front of the property there is a driveway providing parking, garden laid to lawn, a single garage to rear with up and over door and power and lighting and separate workshop

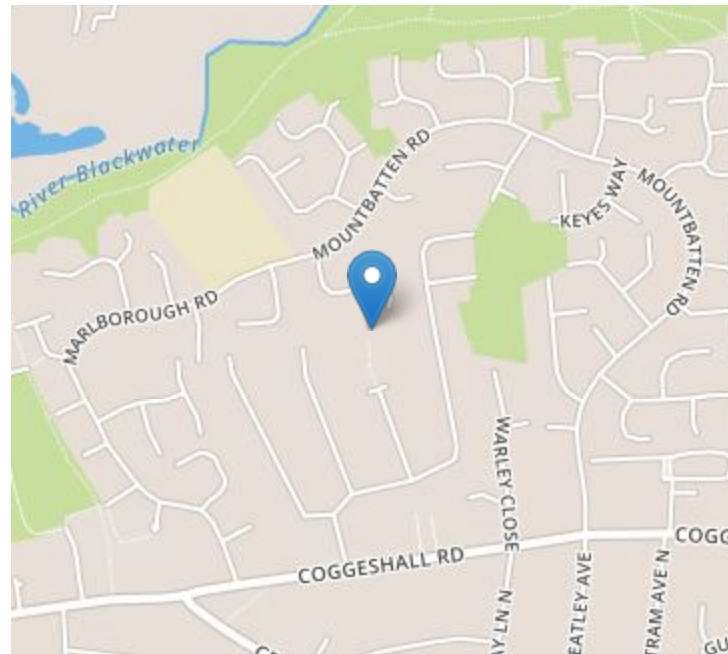
Property Details.

Floorplans

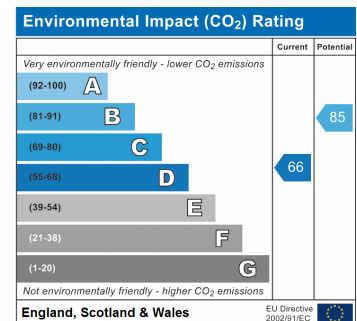
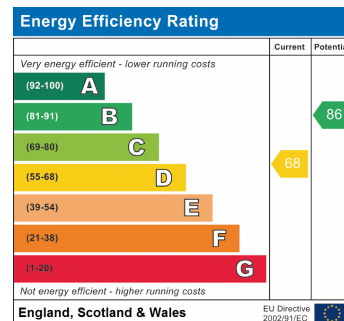


For Illustrative Purposes Only.

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.