



- Three bedroom house
- Semi detached
- Gated driveway to the rear
- Landscaped rear garden
- Spacious lounge/diner
- Short walk to town & station
- Cul de sac position
- New windows
- Composite front door & entrance hall

20 Megs Way, Braintree, Essex. CM7 3QP.

** Guide Price £280,000 - £290,000 **

Situated at the end of this quiet Cul De Sac which is conveniently positioned within short walking distance of both the Braintree town centre & the train station, is this much improved three bedroom semi detached house. The current owners have recently had a composite front door fitted, as well as contemporary cladding, giving the property fantastic curb appeal, offering a low maintenance family home for a variety of prospective purchasers. The property features an entrance hall that provides access to the first floor, cloakroom, a spacious lounge/diner with French doors to the rear garden, a separate kitchen, three well-appointed bedrooms, and the family bathroom. Outside, there is a recently landscaped rear garden that features a paved patio area, a large storage shed/summerhouse, and a gated driveway to the rear of the property.



Property Details.

Entrance Hall

Composite entry door to front, radiator, stairs rising to the first floor, doors to;

Cloakroom



Opaque double glazed window to side, radiator, WC, hand washbasin, tiled splashback.

Lounge/Diner



17' 7" x 15' 1" (5.36m x 4.60m) Double glazed window to front, French doors to rear, radiator, wood effect laminate flooring, television & telephone point, door to;

Kitchen



10' 0" x 7' 0" (3.05m x 2.13m) Double glazed window to rear, double glazed door to side, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & hob with extractor over, tiled splashback, wall mounted boiler.

First Floor Landing

Bedroom One



12' 4" x 9' 1" (3.76m x 2.77m) Double glazed window to rear, radiator.

Bedroom Two



9' 1" x 8' 5" (2.77m x 2.57m) Double glazed window to rear, radiator.

Property Details.

Bedroom Three



8' 5" x 8' 3" (2.57m x 2.51m) Double glazed window to front, radiator.

Bathroom



Opaque double glazed window to side, door to cupboard, WC, hand wash basin, panelled bath with shower attachment over, tiled walls.

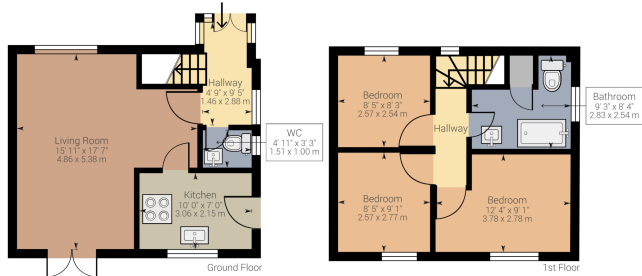
Outside



Outside, the rear garden has been landscaped with a paved patio area and a raised decking area with a shed to remain with the remainder laid to lawn plus further child's play area. There is a set of double gates that offer access to the driveway for one vehicle. (The driveway has been covered to form part of the garden but the seller has said they can put it back to the original driveway if required).

Property Details.

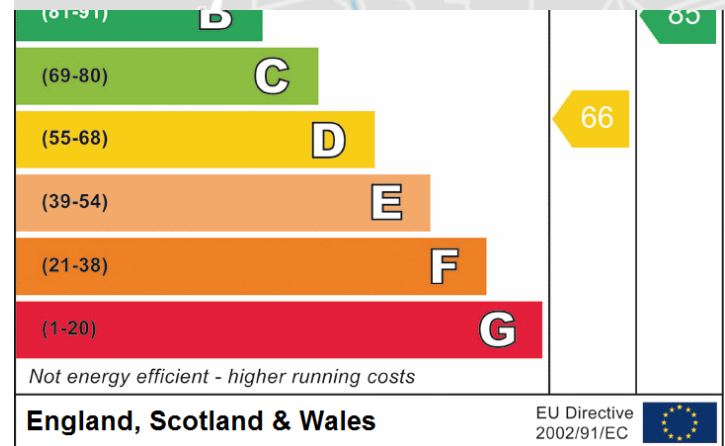
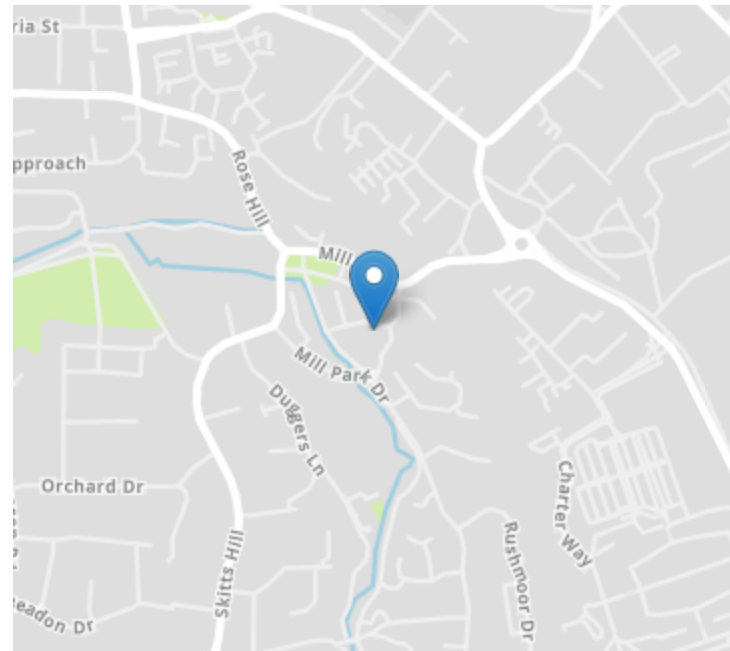
Floorplans



Approximate net internal area: 718.81 ft² / 66.78 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Location



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.