

# £325,000



- Three Bedroom Home
- Semi Detached
- Driveway For 2/3 Vehicles
- Popular Kings Park Development
- Two Reception Rooms
- Conservatory/Sun Room
- Ground Floor Cloakroom
- No Onward Chain

### 9 Farthing Close, Braintree, Essex. CM7 9DN.

Michaels Property Consultants are delighted to present to the market this deceptively spacious three bedroom semi detached house, occupying a Cul-de-sac position within the popular Kings Park Development. New to the market and offered for sale with no onward chain, this fortunately positioned family home also falls within the catchment area for the highly regarded Lyons Hall Primary School.





### Property Details.

### **Entrance Hall**

#### **Ground Floor Cloakroom**

### Living Room



13' 6" x 12' 2" (4.11m x 3.71m)

### **Dining Room**



10' 9" x 7' 5" (3.28m x 2.26m)

### **Kitchen**



11' 7" x 7' 7" (3.53m x 2.31m)

### Conservatory



15' 3" x 8' 7" (4.65m x 2.62m)

First Floor Landing

## Property Details.

#### **Bedroom One**



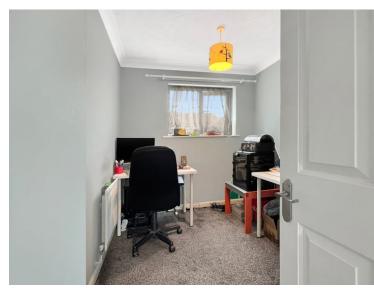
12' 7" x 8' 7" (3.84m x 2.62m)

### **Bedroom Two**



11'0" x 8'7" (3.35m x 2.62m)

### **Bedroom Three**



9' 5" x 7' 3" (2.87m x 2.21m)

### Family Bathroom

### Rear Garden



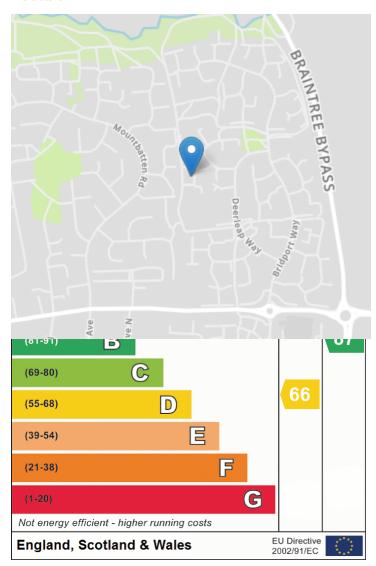
**Driveway Parking** 

### Property Details.

### Floorplans



#### 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.

