



- Four bedroom house
- Semi detached
- Walking distance to station
- Two large reception rooms
- Garage & parking for 3 vehicles
- Cloakroom & utility
- Shot walk to the town centre
- Cul De Sac location

4 The Lindens, Braintree, Essex. CM7 1AY.

Situated within short walking distance of both the Train Station & the Braintree Town Centre, is this well presented, four DOUBLE bedroom semi-detached house. The property enjoys the added benefit of a double-story extension to the rear of the house, offering a spacious and versatile family home for a variety of prospective purchasers. The ground floor accommodation comprises entrance porch, spacious living room, large dining room/snug, recently refitted kitchen, cloakroom, and separate utility. To the first floor, there are four double bedrooms, and a recently refitted four piece family bathroom suite. Outside, the property is further enhanced by having an attractive rear garden with a raised decking area, single garage with up & over door, and block paved driveway which provides off road parking for three vehicles. New to the market, early internal viewing is strongly advised.....



Property Details.

Entrance Porch

Composite entry door to front, textured ceiling, radiator

Cloakroom



Tiled floor, textured ceiling, double glazed window to side, low level W/C, hand wash basin, tiled splashback

Lounge



15' 5" x 12' 0" (4.70m x 3.66m) Double glazed window to front, radiator, television & telephone point, stairs to the first floor

Dining Room/Snug



20' 4" x 9' 6" (6.20m x 2.90m) Double glazed French doors to rear, radiator

Kitchen



10' 7" x 9' 0" (3.23m x 2.74m) Double glazed window to side, radiator, door to the pantry, matching wall & base units, roll edge worktop with breakfast bar, inset sink with drainer unit, tiled floor, space for appliances, integrated dishwasher, integrated double oven, hob with extractor over, LED downlighters, plumbing for washing machine

Utility

6' 7" x 5' 7" (2.01m x 1.70m) Double glazed window to rear, textured ceiling, radiator, composite door to storm porch & rear garden

First Floor Landing (L Shaped)

Double glazed window to side, radiator, loft access, door to airing cupboard, door to storage cupboard

Property Details.

Bedroom One



11' 3" x 12' 5" (3.43m x 3.78m) Double glazed window to front, textured ceiling, radiator, fitted wardrobe

Bedroom Two



11' 4" x 7' 6" (3.45m x 2.29m) Double glazed window to rear, radiator, built-in wardrobe

Bedroom Three



Double glazed window to rear, radiator, double fitted wardrobes

Bedroom Four



Double glazed window front, radiator

Family Bathroom



Opaque double glazed window to side, tiled floor, heated chrome towel rail, low-level W/C, hand wash basin, full size cast iron bath with shower attachment, separate shower cubicle which is fully tiled, tiled walls

Rear Garden

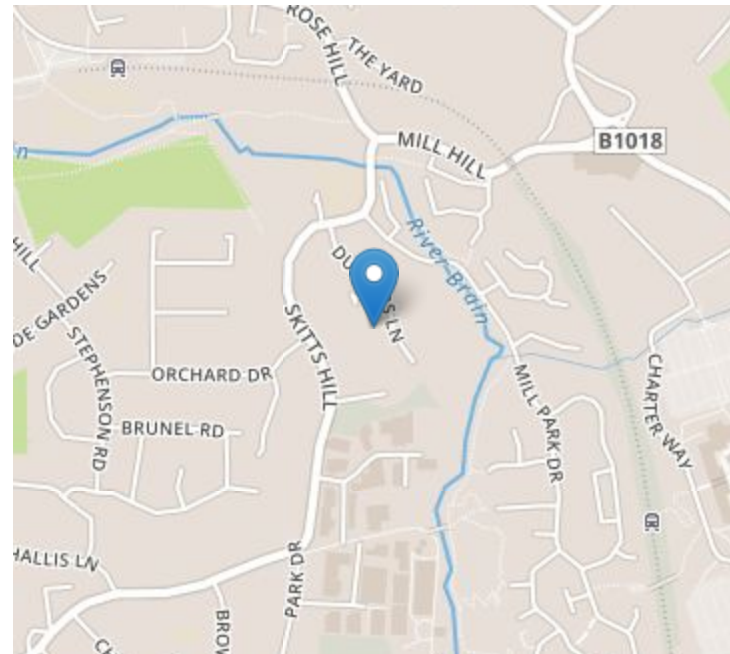


Raised decking area, laid to lawn, outside tap & lighting, shed to remain, enclosed by paneled fencing, side access via wooden gate

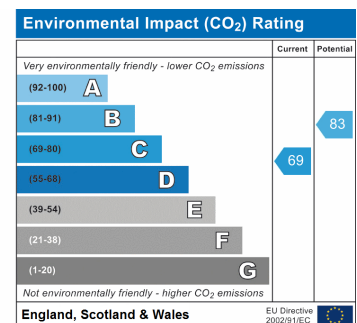
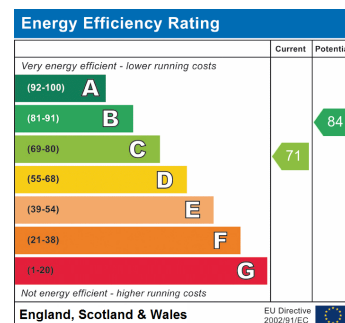
Property Details.

Floorplans

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.