



- Three Bedrooms
- End Of Terrace Home
- Garage and Ample Off Road Parking
- Front and Rear Gardens
- Cloakroom & Family Bathroom
- No Onward Chain
- Easy Access To Town & Station
- Generous And Versatile Accommodation

346 Panfield Lane, Braintree, Essex. CM7 5RQ.

Situated on the outskirts of Braintree, within close proximity to the villages of Bocking and Panfield is this well loved, three bedroom end of terrace home. The property offers spacious accommodation throughout as well as front and rear gardens, off road parking and a single garage. The property lies within 0.25 miles of Tabor High School and is approx. 1.5 miles from the vibrant, Braintree Town centre. Offered to the market for the first time since being built, an early internal inspection is strongly recommended to avoid any disappointment.



Property Details.

Ground Floor

Entrance Porch

Entrance door to front aspect, access into lounge.

Lounge



11' 02" x 17' 10" (3.40m x 5.44m) Radiator, double glazed window to front aspect x2, telephone point, tv point, feature fireplace, double glazed doors to front aspect.

Hallway

Radiator, double glazed obscure window to rear aspect, door to rear aspect accessing rear garden, stairs ascending to first floor, access to under stair storage.

Cloakroom

Double glazed obscure window to rear aspect, low level W/C, wash hand basin.

Kitchen/Diner



16' 05" x 11' 07" (5.00m x 3.53m) Obscure window to side aspect, double glazed window to rear aspect, double glazed door to rear aspect accessing garden, tv point, matching wall and base units with rolled edge worksurfaces, inset sink with duel bowls, part tiled walls, laminate flooring, integrated oven with gas hob and extractor over, space and plumbing for washing machine, dishwasher and space for fridge freezer.

First Floor

Landing



Access to loft, access to storage cupboard, access to Airing Cupboard, access to all rooms and family bathroom.

Property Details.

Bedroom One



13' 04" x 8' 07" (4.06m x 2.62m) Radiator, double glazed window to front aspect, built in wardrobes.

Bedroom Two



12' 09" x 8' 07" (3.89m x 2.62m) Radiator, double glazed window to rear aspect, built in wardrobes, access to boiler.

Bedroom Three

9' 05" x 8' 10" (2.87m x 2.69m) Radiator, double glazed window to front aspect.

Family Bathroom



6' 10" x 5' 05" (2.08m x 1.65m) Heated towel rail radiator, double glazed obscure window to rear aspect, low level w/c, vanity wash hand basin, extractor fan,

panelled bath with shower attachment, fully tiled walls, laminate flooring.

Outside

Front and Rear Gardens



Front Garden; laid patio with shrub features and borders, enclosed by wooden fencing with gate access path.

Rear Garden; Courtyard style, feature pond, gate to side and rear aspects, access via door to garage, shrub borders.

Garage



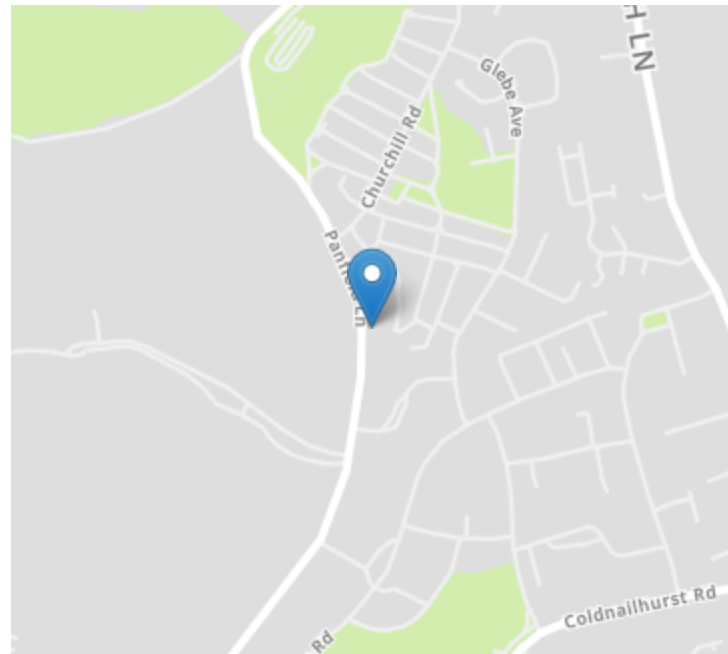
Single garage, power and light connected, up and over door.

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.