



- Three bedroom semi detached house
- Cloakroom
- Spacious living room / diner
- Ample off road parking
- UPVC windows
- Gas central heating
- Small development
- Landscaped rear garden

### 14 Megs Way, Braintree, Essex. CM7 3QP.

Forming part of this small family orientated development, which is situated within easy reach of both Braintree's vibrant town centre and the mainline train station, is this well appointed and deceptively spacious three bedroom semi detached house. The property boasts generous room sizes, along with a light & airy feel, making this an ideal family home. The Accommodation consists of a spacious living room diner which lets in an abundance of natural light, separate kitchen, ground floor cloakroom, three sizeable bedrooms and a family bathroom. Outside, there is a beautiful landscaped rear garden which includes a variety of mature trees & shrubs, and a driveway which provides off road parking for three vehicles. An early internal viewing is strongly advised.....





# Property Details.

## Porch

UPVC door to front, Textured ceiling, to accommodation;

## Entrance Hall

Textured ceiling, radiator, stairs to first floor

## Lounge / Diner



17' 8" x 15' 10" MAX (5.38m x 4.83m) Textured ceiling, wood effect laminate flooring, radiator, double glazed window to front, television point, telephone point, UPVC doors to rear

## Kitchen



10' 0" x 7' 1" (3.05m x 2.16m) Textured ceiling, double glazed window to rear, double glazed door to side, vinyl floor, matching wall & base units, worktops, sink with drainer unit, electric hob with extractor over, plumbing for washing

machine, space for fridge / freezer, tiled splash back, wall mounted boiler

## Cloakroom

Textured ceiling, low level W/C, hand wash basin, double glazed window to side

## First Floor Landing

Textured ceiling, carpet, door to airing cupboard

## Bedroom One



12' 3" x 9' 0" (3.73m x 2.74m) Textured ceiling, carpet, radiator, double glazed window to rear, television point

## Bedroom Two



9' 1" x 8' 6" (2.77m x 2.59m) Textured ceiling, carpet, radiator, double glazed window to rear

# Property Details.

## Bedroom Three



8' 6" x 8' 4" (2.59m x 2.54m) Textured ceiling, carpet, radiator, double glazed window to front

## Family Bathroom



Textured ceiling, wooden floor, low level W/C, hand wash basin, panelled bath with shower over, tiled walls, double glazed window side

## Rear Garden



Mainly laid to lawn, patio area, mature trees & shrubs, enclosed by panelled fencing, outside tap, side access via a wooden gate

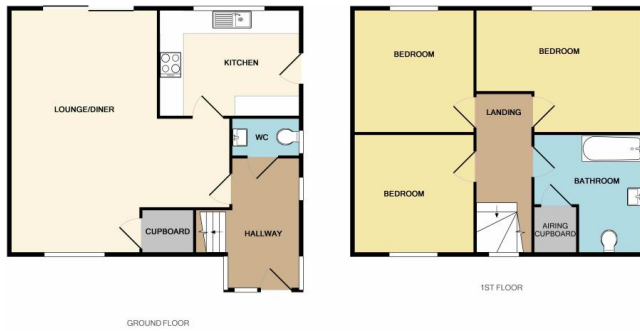
## Frontage & Parking

Driveway providing off road parking for three vehicles



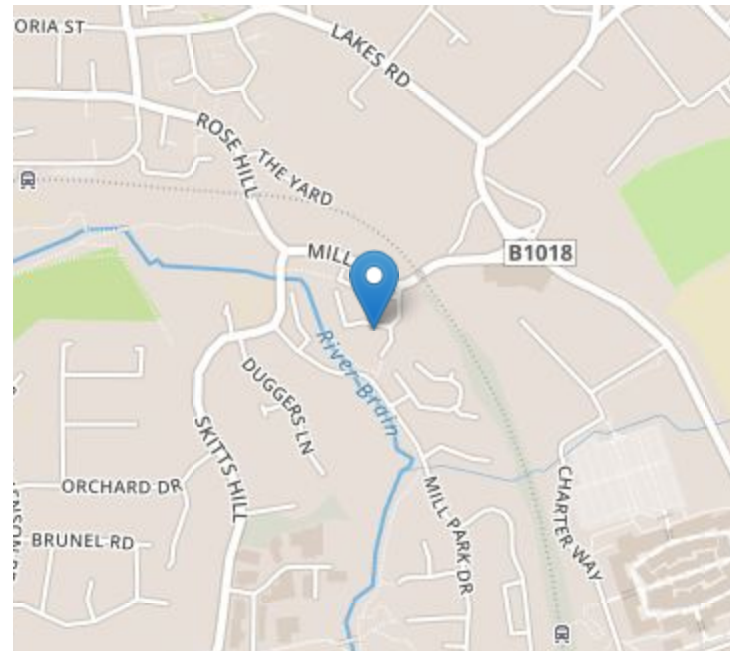
# Property Details.

## Floorplans

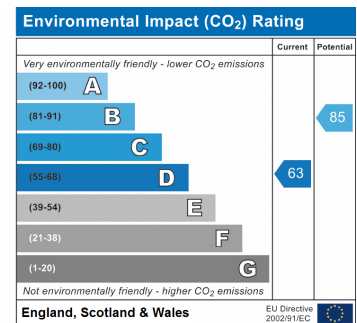
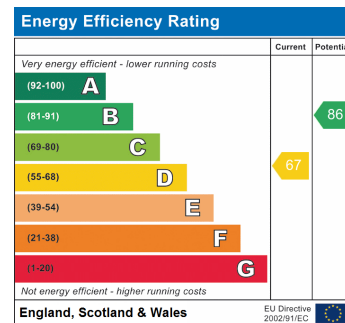


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.