



- Three Bedrooms
- Refitted Kitchen
- Gas Heating
- Double Glazing
- Dining Area
- Garage and Driveway

**17 Forsyth Drive, BRAINTREE, Essex.  
CM7 1AR.**

\*\*GUIDE PRICE £280,000-£300,000\*\*

Situated within easy reach of the town centre and in a pleasant location is this much improved three bedroom end terrace house. The property has been fully refurbished by the current owners, creating a spacious and contemporary family home, positioned within striking distance of the Notley High School and many of the local amenities. The ground floor accommodation comprises of an entrance hall, a ground floor cloakroom, a spacious sitting room, kitchen with separate dining area. On the first floor there are three well appointed bedrooms and a family bathroom. Outside the property is further enhanced by having a good sized rear garden, garage and a driveway providing off road parking. An early internal inspection is strongly advised.



# Property Details.

## groundfloor

### Entrance Hall

Door to front, Tiled floor

### Downstairs Clockroom

Low level WC, vanity hand wash basin, double glazed obscure window to front, tiled walls, tiled floor

### Lounge



15' 3" x 11' 5"

Double glazed window to front, stairs to first floor landing, radiator, feature fireplace.

### Dining Room



8'9" x 7'1"

Double glazed doors to rear, radiator

## Kitchen



7' 7" x 8' 11"

Double glazed window to rear, spotlights, fitted with a range of gloss wall and base units with Quartz work surfaces over inset sink, double oven and 4 ring gas hob, wall mounted microwave, tiled walls, tiled floor

## first floor

### Landing

Loft access, storage cupboard, doors to bedrooms and bathroom

### Bedroom One



13' 5" x 8' 8"

Double glazed window to rear, radiator, built in wardrobes

# Property Details.

## Bedroom Two



10' 6" x 8' 0"  
Double glazed window to front, radiator,  
built in wardrobes

## Bedroom Three



8' 7" x 6' 2"  
Double glazed window to rear, radiator

## Bathroom



Obscure double glazed window to front,  
low level WC, vanity wash hand basin,  
panelled enclosed bath with shower over,  
heated towel rail, Part tiled walls, tiled floor

## Outside

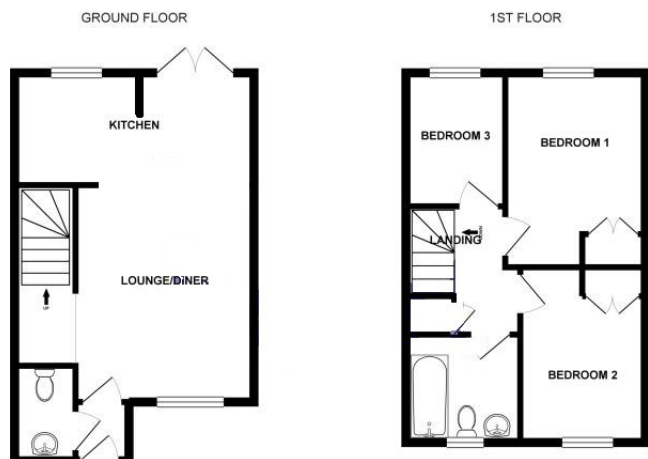
### Rear



The rear garden commences with a patio area, Laid to lawn with gate to the rear proving access to the block paved driveway leading to the garage which has power and light connected.

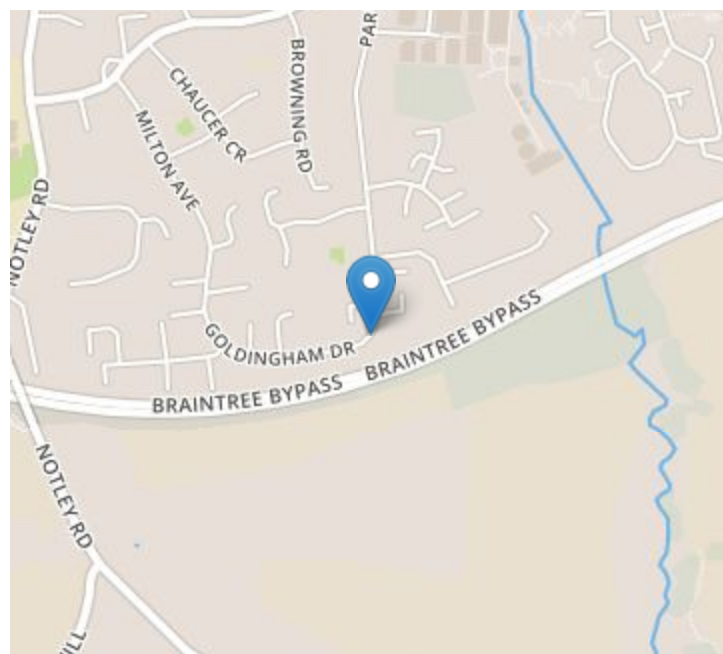
# Property Details.

## Floorplans

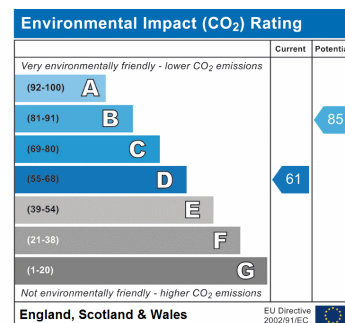
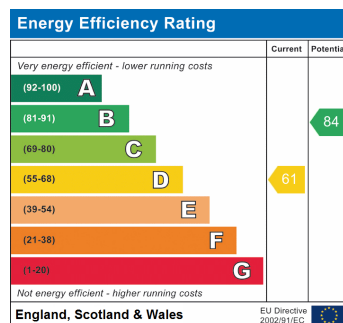


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## Location



## 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.