



- 3/4 bedroom house
- Detached
- Driveway & Parking
- Corner plot
- Refitted bathroom suite
- Converted garage
- Conservatory
- Spacious living accommodation
- Cul De Sac position
- Easy access to the town centre

Keats Avenue, Braintree, Essex. CM7 1HB.

** Guide Price £325,000 - £350,000 **

Occupying a corner plot at the end of a quiet Cul De Sac, situated off the frequently requested Notley Road, is this well-appointed and deceptively spacious 3/4 bedroom detached house. The property does have the added benefit of a converted garage with a boarded loft space above, and a UPVC conservatory currently being used as a dining area. The ground floor offers a combination of both light & spacious living accommodation and some highlights include; entrance porch, lounge, dining room, high gloss kitchen, utility, UPVC conservatory, and the fourth bedroom/additional reception room. To the first floor, there are three well-appointed bedrooms, and a recently refitted high spec family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden with a large patio area, and also a driveway that offers off-road parking.



Property Details.

Porch

4' 11" x 3' 11" (1.50m x 1.19m) Double glazed door to front, radiator, stairs to the first floor

Lounge



15' 8" x 11' 9" (4.78m x 3.58m) Radiator, doors to the conservatory;

Piano Room



9' 9" x 7' 5" (2.97m x 2.26m) Double glazed window to front, radiator, opening to the kitchen;

Bedroom Four / Extra Reception Room

7' 2" x 11' 3" (2.18m x 3.43m) Includes attic space above which has been floored out with power, lighting, power and skylight.

Utility

5' 9" x 4' 0" (1.75m x 1.22m) Space for appliances

Conservatory/Dining Room



10' 9" x 13' 4" (3.28m x 4.06m) UPVC sealed unit, radiator, French doors to garden

Kitchen



9' 3" x 6' 11" (2.82m x 2.11m) Double glazed window to the rear, matching wall & base units, worktops, inset sink with drainer unit, integrated dishwasher, integrated oven & electric hob with extractor over

Landing

Property Details.

Bedroom One



10' 8" x 10' 4" (3.25m x 3.15m) Double glazed window to rear, radiator, fitted wardrobes

Bedroom Three



7' 8" x 6' 0" (2.34m x 1.83m) Double glazed window to front, radiator

Bedroom Two



12' 8" x 8' 4" (3.86m x 2.54m) Double glazed window to rear, radiator

Bathroom

Double glazed opaque window to front, low-level W/C, hand wash basin, heated chrome towel rail, paneled bath with shower over, tiled walls, slate tiled floor

Rear Garden



The property itself sits on a corner plot - The garden is predominantly laid to lawn, patio area, enclosed by paneled fencing, side access via wooden gate, outside tap, mature trees & shrub borders

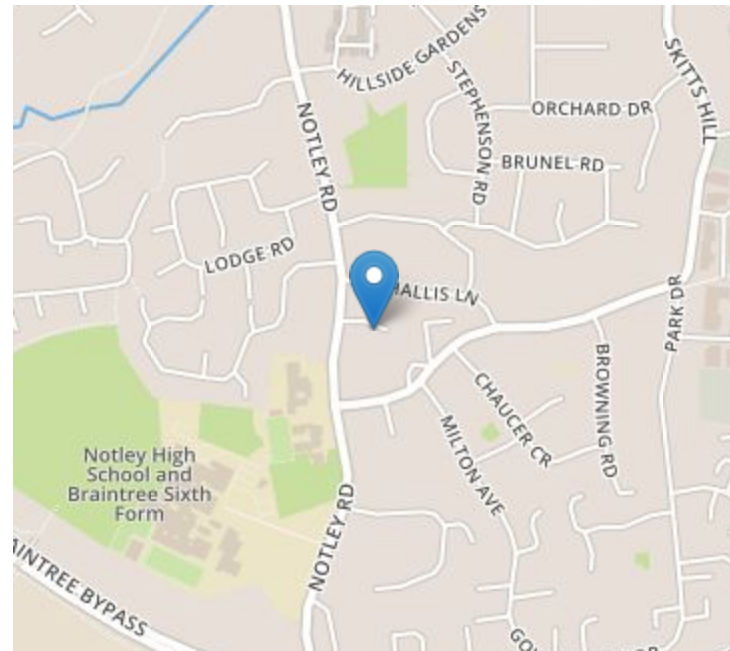
Parking

There is a private driveway which provides off road parking for two vehicles

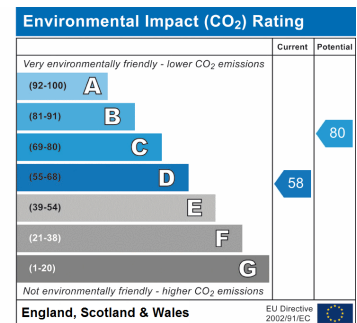
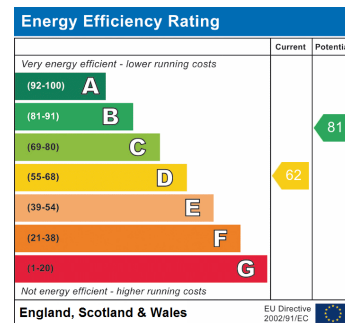
Property Details.

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.