



- Three bedroom terraced house
- Single storey extension
- Secluded walkway position
- Refitted Kitchen/Diner
- Garage & Off road parking
- Cloakroom
- Well presented
- UPVC windows

29 Romney Close, Braintree, Essex. CM7 5TE.

Situated within easy reach both Primary & Secondary Schooling and a selection of local shops & amenities, is this well extended three bedroom semi detached house. Offered for sale in good decorative order and with, we believe the property would make an ideal family home for a purchaser wanting to move in without having to make lots of alterations. The internal accommodation comprises entrance porch, cloakroom, kitchen/diner, spacious lounge, and a brick built extension. To the first floor, there are three well-appointed bedrooms, and of course the family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden, and a garage and off road parking to the rear.



Property Details.

Entrance Hall

Part glazed entry door to front, wood effect laminate flooring, radiator, under stairs storage cupboard, stairs to the first floor, door to storage cupboard

Cloakroom

Opaque double glazed window to front, low-level W/C, wash hand basin, tiled splashback. heated chrome towel rail

Lounge



14' 9" x 11' 0" (4.50m x 3.35m) Double glazed window to front, radiator, wood effect laminate flooring, television & telephone point

Kitchen/Diner



19' 4" x 8' 4" (5.89m x 2.54m) Double glazed windows to rear, radiator, wood effect laminate flooring, matching wall & base units & breakfast bar, worktops over, inset sink with drainer unit, wine cooler, integrated oven & hob with extractor over, integrated dishwasher, integrated fridge/freezer

Utility



9' 8" x 5' 7" (2.95m x 1.70m) Double glazed window & door to rear, wood effect laminate flooring, space for appliances, worktops over

Landing

Loft access, door to airing cupboard

Property Details.

Bedroom One



11' 1" x 12' 6" (3.38m x 3.81m) Double glazed window to front, radiator

Bedroom Two



10' 3" x 10' 1" (3.12m x 3.07m) Double glazed window to front, radiator, fitted storage cupboard

Bedroom Three

9' 7" x 8' 1" (2.92m x 2.46m) Double glazed window to rear, radiator

Bathroom

Opaque double glazed window to front, heated chrome towel rail, vinyl flooring, low-level W/C, wash hand basin, paneled bath with shower over, fully tiled

Rear Garden



Mainly laid to lawn, patio area, rear access via wooden gate, enclosed by paneled fencing, brick built storage shed to remain, outside tap

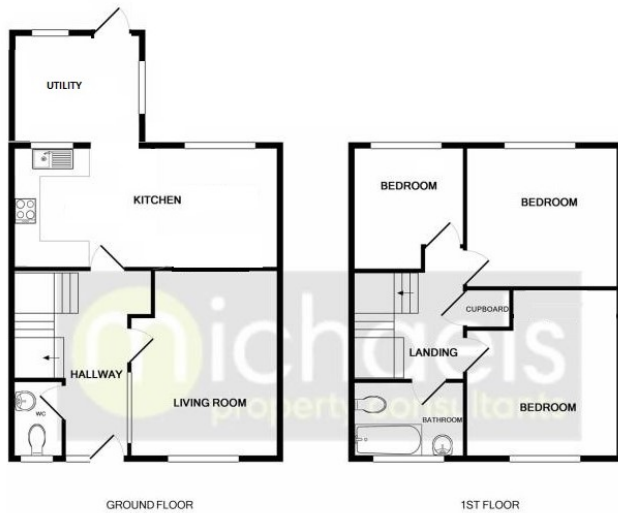
Garage & Parking



Single garage with up & over door, parking in front of the garage

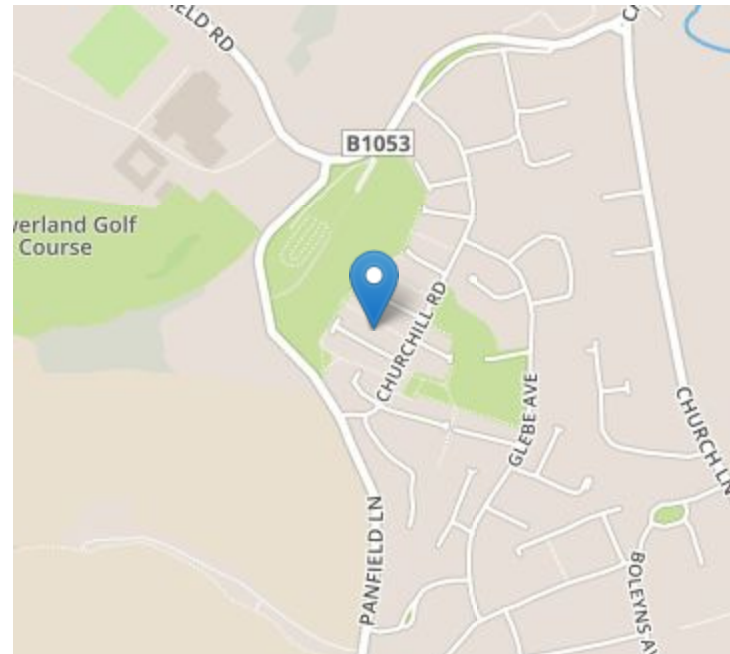
Property Details.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown 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.