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- Three bedroom house
- Link detached
- Beautifully presented throughout
- Contemporary fixtures & fittings
- Newly fitted kitchen/diner
- Walkway position
- Two reception rooms
- Easy access to town & station
- Unoverlooked rear garden
- New UPVC windows & Bi-fold doors

Call to view 01376 337400



15 Appletree Walk, Braintree, Essex. CM7 1EE.

Occupying a fabulous walkway position situated with short walking distance of both the Braintree town centre and the railway station is this recently refurbished three bedroom link detached house. New to the market and offered for sale with no onward chain, the property has recently undergone an extensive program of refurbishment, offering a high specification home for a variety of prospective purchasers. The stylish accommodation features an entrance hall, a cloakroom, a dining room/snug, a recently refitted kitchen/breakfast room with high spec appliances & centre island, and a contemporary lounge with Bi-fold doors out to the rear garden. On the first floor, you will find three generous bedrooms and the recently refitted bathroom which has been finished to an excellent standard.



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Property Details.

Foyer



Part glazed entry door to front, door to understairs cupboard, doors to;

Kitchen



Double glazed window & door to rear, radiator, matching wall & base units with laminate worktops over, centre island with laminate worktops over, rising socket & USB port, inset sink with side drainer unit, integrated AIG oven & induction hob with extractor over, integrated appliances.

Cloakroom



Obscure double glazed window to front, WC, hand wash basin with vanity unit & tiled splashback.

Living Room



Double glazed window to front, Bi-fold doors to rear, radiator, television point, stairs rising to the first floor;

Dining Room



Double glazed window to front, radiator.

First Floor Landing



Loft access, doors to;

Property Details.

Bedroom



Double glazed window to rear, radiator.

Bathroom



Obscure double glazed window to side, heated towel rail, WC, hand wash basin with vanity unit underneath, Panelled bath with shower over, tiled walls & floor, extractor fan.

Bedroom



Double glazed window to front, radiator, door to airing/storage cupboard.

Bedroom



Double glazed Velux windows to side, radiator.

Rear Garden



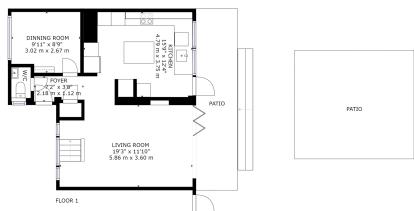
The rear garden commences with a raised decking area with the remainder of the garden laid to lawn, sandstone patio area, enclosed by panelled fencing, outside tap & lighting, side access with large storage area.

Garage

There is a single garage en-block with an up & over door, parking in front of the garage.

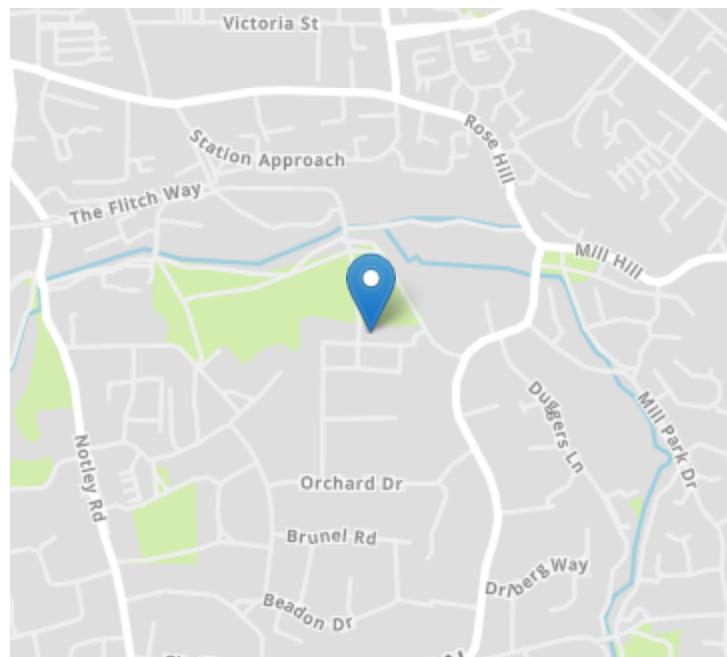
Property Details.

Floorplans



GROSS INTERNAL AREA
FLOOR 1: 87m² sq. m. 9.54 m². FLOOR 2: 43m² sq. m. 4.61 m²
EXCLUDED AREAS: Conservatory 2.18m x 2.12m = 4.67 m², Kitchen 2.18m x 2.12m = 4.61 m²
TOTAL: 130m² sq. m. 9.94 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACCURACY NOT GUARANTEED.

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.

