



- Three Bedroom House
- Link Attached House
- Garage & Off Street Parking
- Newly Fitted Kitchen With Quartz Worktops
- Two En Suite Shower Rooms
- Conservatory
- Easy Access To A120
- Well Presented Throughout

**29 Leywood Close, Braintree, Essex.  
CM7 3NP.**

\*\* Guide Price £340,000 - £360,000 \*\*

An ideal family home featuring three DOUBLE bedrooms & two en suite bathrooms.



# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, stairs rising to the first floor, doors to;

## Cloakroom

Double glazed window to front, radiator, WC, hand wash basin.

## Kitchen

10' 7" x 5' 2" (3.23m x 1.57m) Double glazed window to front with fitted window shutter, plinth heater, matching wall & base units with Quartz worktops over, inset sink with side drainer unit, integrated oven & induction hob with extractor over, integrated washing machine, microwave, and fridge/freezer.

## Lounge

12' 2" x 12' 1" (3.71m x 3.68m) Double glazed window to rear, radiator, television & telephone point, opening to;

## Conservatory

9' 9" x 9' 1" (2.97m x 2.77m) Double glazed windows to multiple aspects, double glazed French doors to rear.

## First Floor Landing

Doors to;

## Bedroom One

16' 1" MAX x 13' 6" (4.90m x 4.11m) Double glazed windows to front & rear, radiator, large built-in wardrobes, loft access, door to;

## En Suite

Obscure double glazed window to front, heated chrome towel rail, WC, wash hand basin with vanity unit underneath, shower cubicle which is fully tiled, extractor fan.

## Bedroom Three

12' 0" x 7' 3" (3.66m x 2.21m) Double glazed windows to rear, radiator.

## Bathroom

Obscure double-glazed window to front, heated chrome towel rail, WC, hand wash basin with vanity unit underneath, panelled bath with shower attachment, tiled walls, extractor fan.

## Second Floor Landing

Velux window to rear, doors to;

## Bedroom Two

11' 9" x 8' 8" (3.58m x 2.64m) Double glazed window to front, radiator, built-in wardrobe, door to;

## En Suite

WC, wash hand basin with vanity unit underneath, shower cubicle which is fully tiled, tiled walls, extractor fan.

## Rear Garden

The rear garden commences with a paved patio with the remainder of the garden laid with artificial grass, side access via a wooden gate, enclosed by panelled fencing, and an access door to garage.

## Garage

There is a single garage with an up & over door, loft access via a ladder to the fully boarded eaves storage.

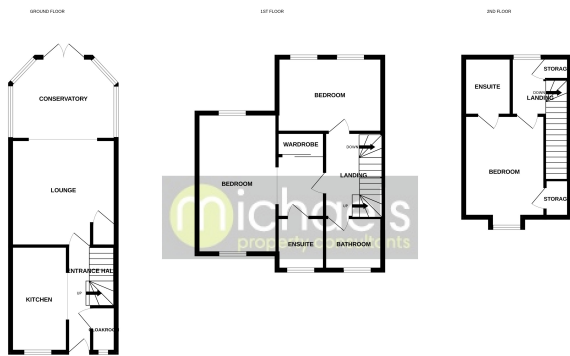
## Parking

There is a driveway in-front of the garage that provides off-road parking for 2 vehicles.

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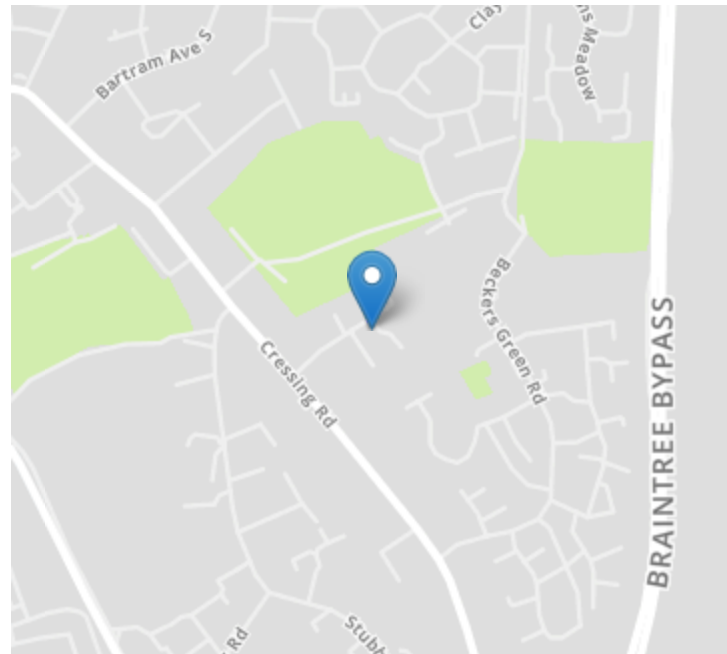
# Property Details.

## Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of blocks, fixtures, fittings and dimensions have been approximate and no responsibility is taken for any error or omission in the drawings. The plans are to be read and understood only and should be used as a guide only. The information provided is for general guidance only and should not be relied upon for any specific purpose. The agents accept no liability for any loss or damage caused by reliance on the information provided. Made with Version 10.000

## 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.