



- 3/4 Bedroom Home
- Semi Detached
- No Onward Chain
- Garage & Off Road Parking
- Two Reception Rooms
- Private Walkway Position
- Cloakroom
- Kitchen/Diner

## 10 Appletree Walk, Braintree, Essex. CM7 1EE.

Occupying a fabulous walkway position situated within short walking distance of both the Braintree High Street and the railway station is this 3/4 bedroom semi-detached house. New to the market and offered for sale with no onward chain, we feel this well-established property lends itself well to a buyer seeking a family home they can really make their own. The spacious accommodation comprises an entrance hall, a double aspect living room with patio doors to the rear garden, a kitchen/diner with plenty of room for a table, a separate dining room/fourth bedroom, three well-appointed bedrooms on the first floor, and a family wet-room. Outside, the rear garden is a blank canvas, and the property further benefits from a single garage with additional off-road parking. Please call Michaels Property Consultants for further details



# Property Details.

## Entrance Hall

Part glazed entry door to front, doors to;

## Living Room



17' 8" x 15' 6" ( 5.38m x 4.72m ) Double glazed window to front aspect, patio door to rear garden, radiator, carpets, stairs to first floor.

## Dining Room/Fourth Bedroom



9' 9" x 8' 9" ( 2.97m x 2.67m ) Double glazed window to front, radiator.

## Cloakroom



Obscure double glazed window to front, WC, corner sink with tiled splashback.

## Kitchen/Breakfast Room



12' 9" x 12' 4" ( 3.89m x 3.76m ) Double glazed window & door to rear, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, cooker point with extractor over, tiled splashback.

## First Floor Landing

Doors to;

# Property Details.

## Bedroom One



12' 3" x 10' 2" (3.73m x 3.10m) Double glazed window to rear, radiator.

## Bedroom Two



12' 4" x 10' 0" (3.76m x 3.05m) Double glazed window to front, radiator.

## Bedroom Three



11' 8" MAX x 12' 8" (3.56m x 3.86m) Double glazed window to side, radiator

## Wet Room

Obscure double glazed window to side, radiator, WC, hand wash basin, shower unit.

## Rear Garden



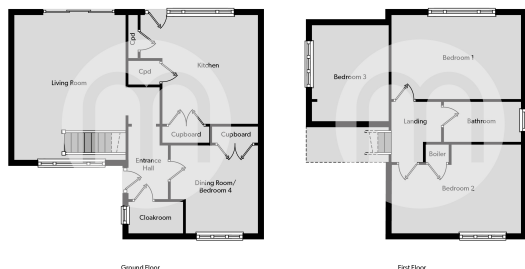
The rear garden is laid with a full concrete patio, rear access via a wooden gate, outside tap, door to garage.

## Garage & Parking

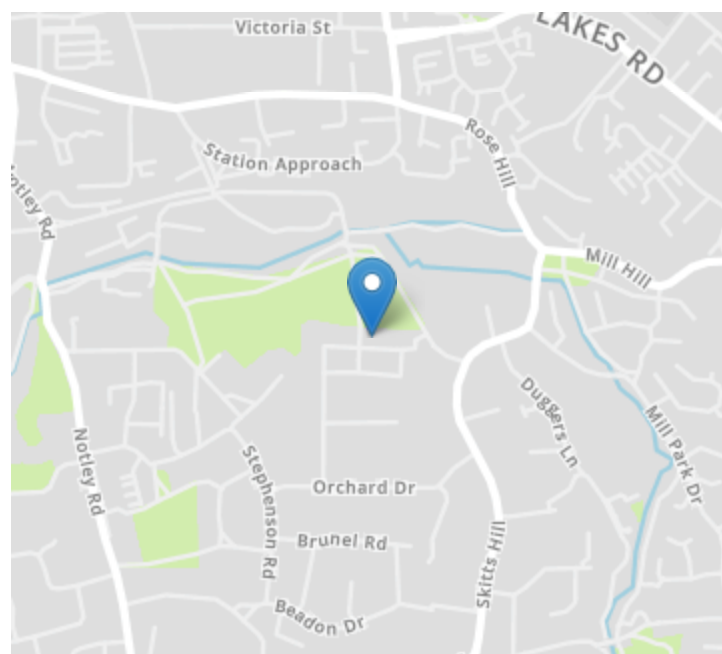
There is a single garage with parking in-front garage.

# 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.