



- Three bedroom house
- Two large reception rooms
- Spacious living accommodation
- Garage & Off road parking
- Well appointed bedrooms
- Popular development
- Conservatory
- Sizeable rear garden

20 Anson Way, Braintree, Essex. CM7 9TN.

** Guide Price £260,000 - £270,000 **

Nestled down a quiet Cul De Sac on this popular and family orientated development, is this extended three bedroom terraced house, which offers an array of spacious living accommodation, along with a light & airy feel throughout. The property is also conveniently positioned within easy reach of both Braintree's town centre & the A120, making this an ideal family home for a variety of prospective purchasers. The ground floor accommodation consists of an entrance porch, dining room, kitchen, lounge which provides access to the first floor, and a conservatory. To the first floor, there are three well-appointed bedrooms with fitted storage and a recently refitted family bathroom. Outside, there is a sizeable and well maintained rear garden, integral garage, and a private driveway. New to the market, an early internal viewing is strongly advised.....



Property Details.

Entrance Porch

Double glazed entry door to front, door to accommodation;

Dining Room



22' 0" x 9' 8" (6.71m x 2.95m) Smooth ceiling, radiator, double glazed window to front, wood effect laminate flooring, door to large storage cupboard

Lounge



16' 2" x 11' 0" (4.93m x 3.35m) Smooth ceiling, radiator, double glazed sliding doors to rear, television point, wood effect laminate flooring, stairs to first floor

Kitchen



12' 4" x 6' 8" (3.76m x 2.03m) Smooth ceiling, double glazed window to rear, double glazed door to rear, matching wall & base units, roll edge worktops, inset sink with drainer, vinyl flooring, integrated oven & electric hob, extractor over, space for appliances

Conservatory



9' 5" x 9' 4" (2.87m x 2.84m) UPVC sealed unit, vinyl flooring, double glazed French doors to rear

First Floor Landing

Radiator, loft hatch

Property Details.

Bedroom One



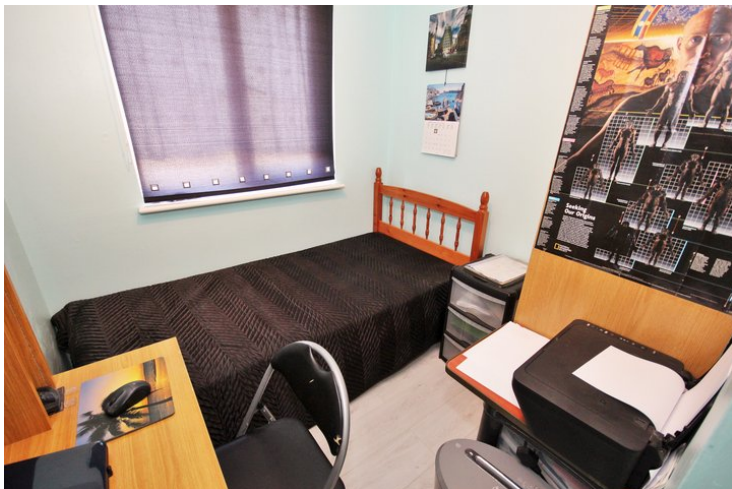
12' 9" x 10' 9" (3.89m x 3.28m) Textured ceiling, radiator, double glazed window to front, fitted wardrobes,

Bedroom Two



10' 8" x 10' 3" (3.25m x 3.12m) Textured ceiling, radiator, double glazed window to rear, fitted wardrobes,

Bedroom Three



10' 0" x 7' 1" (3.05m x 2.16m) Textured ceiling, radiator, door to airing cupboard, double glazed window to front

Bathroom



Textured ceiling, heated chrome towel rail, opaque double glazed window to rear, low-level W/C, hand wash basin with vanity unit underneath, paneled bath with shower over, tiled walls, tiled floor

Rear Garden



Mainly laid to lawn, patio area, enclosed by paneled fencing, outside tap & lighting, rear access via a wooden gate

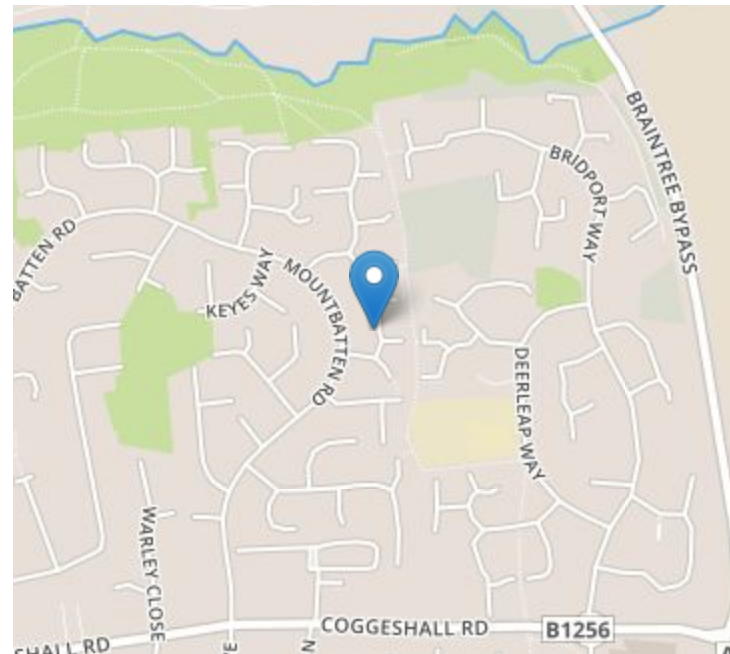
Garage & Parking

There is a private driveway which provides off road parking for 2/3 vehicles leading onto the single garage

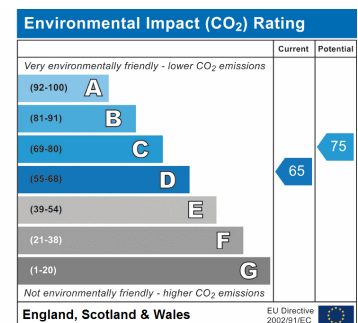
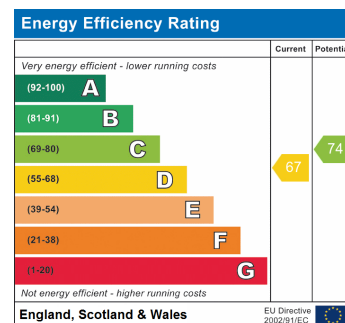
Property Details.

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.