



- 3/4 bedroom house
- Semi detached house
- Ample off road parking
- Multiple reception rooms
- Utility room
- Fairview development
- Well presented throughout
- Gas central heating

46 Vernon Way, Braintree, Braintree, Essex. CM7 9TY.

** Guide Price £275,000 - £300,000 **

Forming part of the popular Fairview development which is favourably positioned within easy reach of the Braintree town centre, OFSTED OUTSTANDING local Schooling, the A120 and many of the local amenities, is this extended 3 / 4 bedroom semi detached house. The property is offered for sale in good decorative order enjoying an array of spacious living accommodation and a light and airy feel throughout. The ground floor accommodation consists of a large entrance hall ideal for a study, a spacious living room, sitting room / 4th bedroom, separate dining area, fitted kitchen, utility and a ground floor cloakroom. To the first floor there are three well proportioned bedrooms and a contemporary bathroom suite.



Property Details.

Entrance Hall / Study

Wood effect laminate flooring, double glazed window to front, radiator

Sitting Room



6' 11" x 14' 4" (2.11m x 4.37m) Wood effect laminate flooring, UPVC window to front, radiator

Dining Room



10' 2" x 11' 9" (3.10m x 3.58m) Wood effect laminate flooring, radiator, opening to;

Living Room



11' 0" x 17' 0" (3.35m x 5.18m) Wood effect laminate flooring, double glazed French doors and windows to rear, radiator, television, stairs rising to first floor

Kitchen



6' 9" x 11' 2" (2.06m x 3.40m) Comprising of a range of matching wall & base units, roll edge worktops, space for fridge / freezer, plumbing dishwasher, cooker point, one and half bowl sink unit with mixer tap & inset drainer unit, tiled floor, double glazed window to side, spotlights, wall-mounted and enclosed gas boiler, door to;

Utility

Wood effect laminate flooring, UPVC window to rear, radiator, space for washing machine & tumble dryer, spotlights, door to garden

Property Details.

Cloakroom

Low level W/C, hand wash basin, laminate effect tiled floor, obscured window to side, tiled splashback, spotlights

First Floor Landing

carpet, radiator

Bedroom One



10' 2" x 12' 4" (3.10m x 3.76m) Carpet, double glazed window to front, fitted wardrobes

Bedroom Two



10' 4" x 10' 10" (3.15m x 3.30m) Carpet, double glazed window to rear, loft access hatch

Bedroom Three



8' 4" x 9' 5" (2.54m x 2.87m) Carpet, double glazed window to front, radiator, door to airing cupboard

Family Bathroom

Panelled bath with overhead shower attachment, low level W/C, pedestal hand wash basin, laminate effect tiled flooring, obscure window to rear, tiled splashback, radiator, extractor fan

Parking

The frontage is entirely block paved to provide off street parking for multiple vehicles

Rear garden



Mainly laid to lawn, separate patio area, enclosed by panelled fencing, side access via gate, outside tap, storage sheds to remain

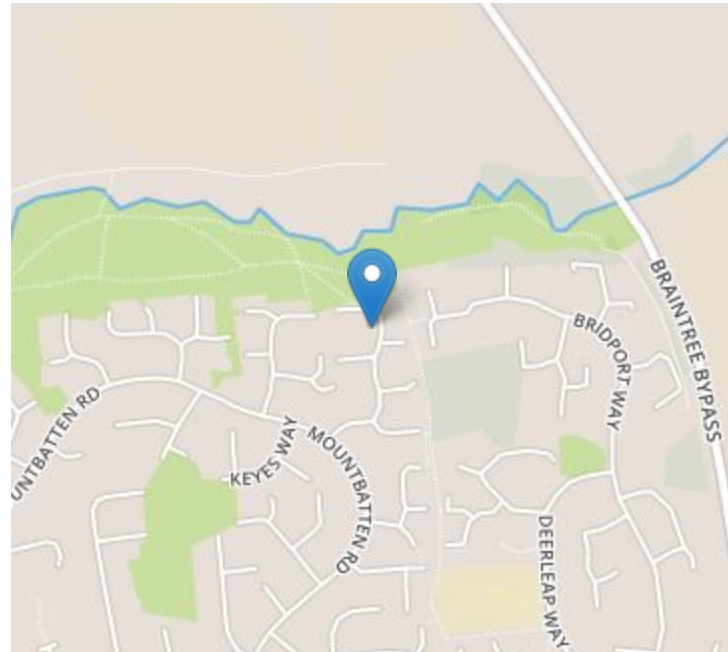
Property Details.

Floorplans



This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

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.