



- Four bedroom semi detached house
- Easy access to the A120
- Driveway
- Two reception rooms
- Refurbished throughout
- En suite to master
- Short walk to Primary School
- Gas central heating & UPVC windows
- Extended

## 43 Edinburgh Gardens, Braintree, Essex. CM7 9LQ.

\*\* Guide Price £350,000 - £375,000 \*\*

Situated within easy reach of both the A120 and the Braintree town centre is this well established and deceptively spacious four bedroom semi detached house. The property has recently undergone a full program of building work and extensive refurbishment throughout, offering an extremely versatile family home for a variety of prospective purchasers. The ground floor accommodation features an entrance porch & hallway that provides access to the first floor, a lounge, a refitted kitchen/breakfast room with fitted appliances & oak worktops, a dining room/playroom, and a separate utility with WC. On the first floor, there are three well-appointed bedrooms and the family bathroom. On the second floor, you will find the master bedroom which includes built-in wardrobes and an en suite shower room.



# Property Details.

## Entrance Porch

Entry door to front, tiled floor, double glazed window to side, door to;

## Hallway

Stairs rising to the first floor, radiator, under stairs storage cupboard, doors to;

## Lounge



12' 5" x 12' 7" (3.78m x 3.84m) Double glazed window to front, radiator, television & telephone point.

## Kitchen & Breakfast Room



19' 6" x 9' 4" (5.94m x 2.84m) Double glazed window to rear, tiled floor, matching wall & base units with oak worktops over, ceramic sink with side drainer unit, tiled splashback, integrated double oven, electric hob with extractor over, integrated dishwasher, integrated wine cooler, space for American style fridge/freezer, door to;

## Dining Room/Playroom



16' 0" x 8' 8" (4.88m x 2.64m) Double glazed French doors to the rear, radiator.

## Utility/Cloakroom

Double glazed window to rear, space for appliances with worktops over, WC.

## First Floor Landing

## Bedroom Two

13' 3" x 9' 0" (4.04m x 2.74m) Double glazed window to rear, radiator.

## Bedroom Three



10' 5" x 10' 7" (3.17m x 3.23m) Double glazed window to front, radiator, double fitted wardrobes.

# Property Details.

## Bedroom Four



7' 1" x 8' 9" MAX (2.16m x 2.67m) Double glazed window to front, radiator.

## Bathroom



Opaque double glazed window to rear, radiator, WC, hand wash basin, panelled bath with shower over, tiled walls & floor.

## Second Floor Landing

Velux window to front, door to;

## Bedroom One



15' 7" x 11' 9" (4.75m x 3.58m) Two double glazed Velux windows to front, double glazed window to rear, radiator, built-in wardrobes, eves storage, door to;

## En suite



Opaque double glazed window to rear, heated chrome towel rail, tiled floor, extractor fan, WC, hand wash basin, shower cubicle which is fully tiled.

## Rear Garden



The rear garden commences with a paved patio area with the remainder laid to lawn, shed to remain, enclosed by panelled fencing, side access via a wooden gate.

## Driveway

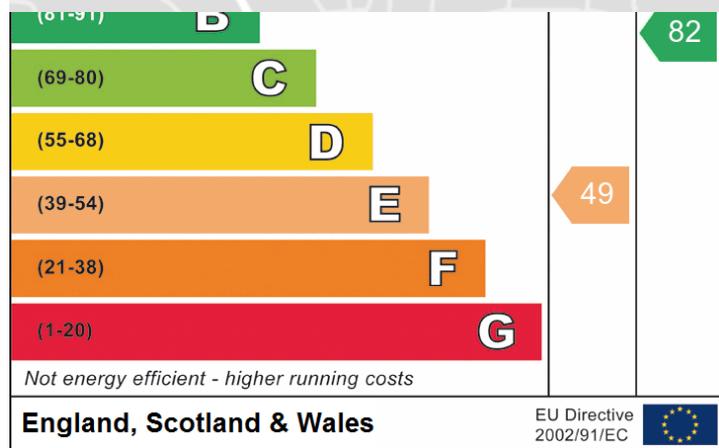
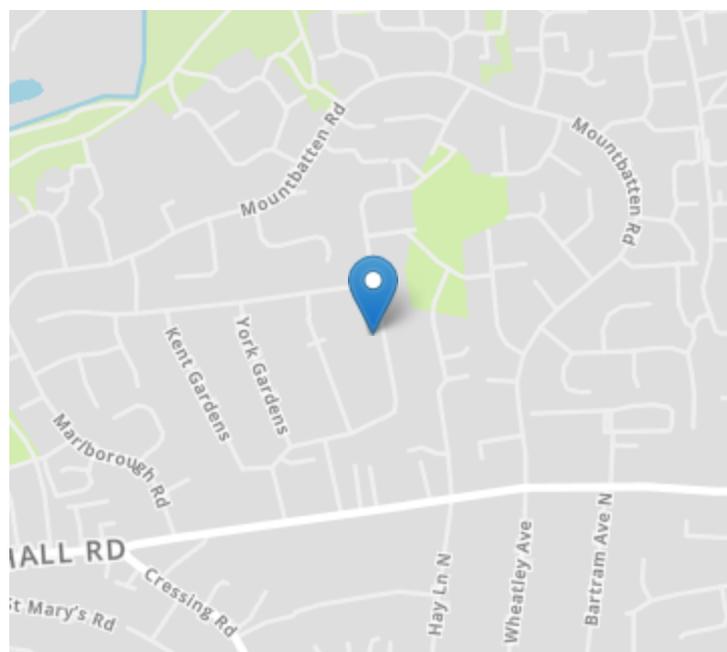
There is a driveway to the front of the property that provides off-road parking for two vehicles.

# Property Details.

## Floorplans



## Location



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.