



- 3/4 Bedroom Family Home
- Well Presented Throughout
- Ground Floor Cloakroom & En Suite To Master
- Utility Room
- Landscaped Rear Garden
- Easy Access To The A120
- Multiple Reception Rooms
- Modern Kitchen
- New To The Market
- Conservatory/Sun Room

Call to view 01376 337400



## 5 The Ley, Braintree, Essex. CM7 3NS.

Michaels Property Consultants are delighted to present to the market this deceptively spacious 3/4 DOUBLE bedroom property, occupying an excellent Cul De Sac location, conveniently positioned within easy reach of both Primary & Secondary Schooling, the A120, and the mainline railway station. New to the market and offered of sale with no onward chain, the property offers excellent sized accommodation arranged over multiple reception rooms, lending itself perfectly to a purchaser seeking a family home with a great range of amenities all just a stones throw away.





# Property Details.

## Ground Floor

### Entrance Hall

### Cloakroom

### Living Room & Dining Area



21' 0" x 12' 5" MAX (6.40m x 3.78m)

### Conservatory/Sun Room



13' 5" x 7' 7" (4.09m x 2.31m)

## Kitchen



14' 9" x 7' 1" (4.50m x 2.16m)

## Reception Room/Fourth Bedroom



13' 5" x 8' 3" (4.09m x 2.51m)

## Utility

# Property Details.

## First Floor

### Bedroom One



12' 5" x 9' 2" (3.78m x 2.79m)

### En Suite



### Bedroom Two



13' 8" x 8' 3" (4.17m x 2.51m)

### Bedroom Three

10' 0" x 7' 5" (3.05m x 2.26m)

### Family Bathroom

## Outside

### Landscaped Rear Garden

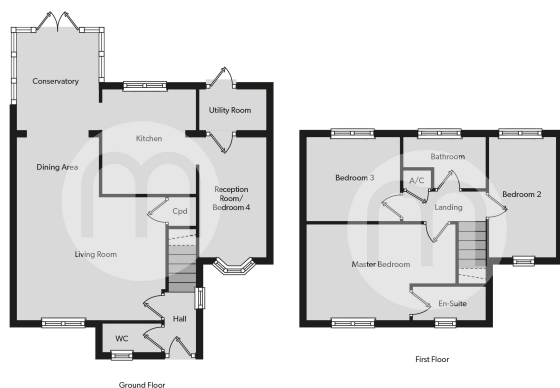


### Driveway To The Front Of The Dwelling

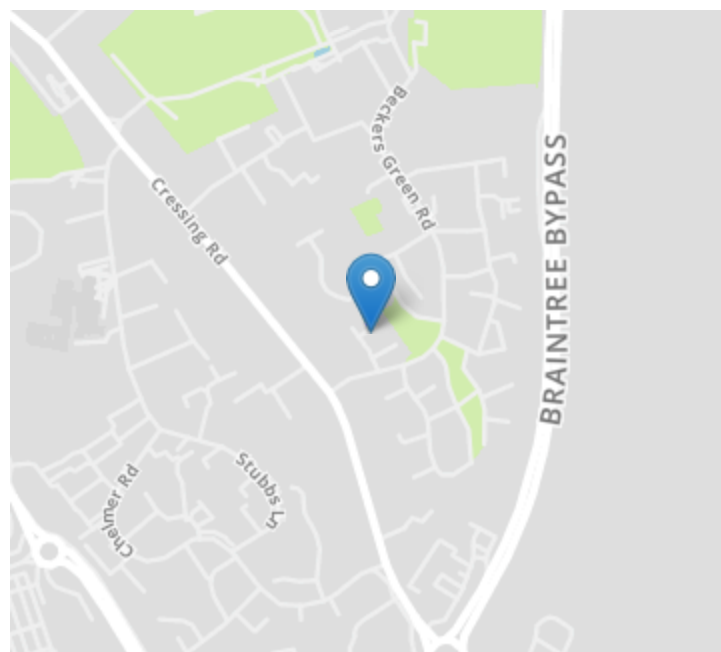


# Property Details.

## 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.