



- The bedroom house
- Semi detached
- Double storey extension
- Off road parking
- Open plan living accommodation
- Contemporary finish
- En-suite to master
- Studio / Utility room & Cloakroom

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

\*\* £325,000 - £350,000 \*\* Situated within easy reach of Braintree's vibrant town centre, the A120 and a selection of both Primary & Secondary Schooling, is this beautifully finished and extended three DOUBLE bedroom semi detached house. The property is bought to the market in excellent condition and it really has been finished to the highest of standards, offering a stylish and contemporary family home. The light and airy accommodation consists of a large living room with wood effect flooring, fitted kitchen finished with Bi-folding doors & granite worktops, cloakroom, studio / utility room, three double bedrooms with an En-suite to the master and a high spec family bathroom.



# Property Details.

## Entrance Hall

UPVC entry door to front, laminate flooring, stairs to first floor

## Lounge



20' 0" x 12' 5" (6.10m x 3.78m) Laminate wood flooring. Window to front. Radiator. Opening to:

## Kitchen / Diner



15' 8" x 8' 3" (4.78m x 2.51m) Comprising of a range of matching white gloss wall & base level units with Granite worktops. Integral eye level oven and microwave with separate four ring hob and extractor over. Inset sink unit with mixer tap. Space for fridge/freezer. Laminate wood flooring. Bi-folding doors to rear. Radiator. Ceiling spotlights.

## Utility Room / Studio

## Cloakroom

Low level WC & wash hand basin.

## First Floor Landing

## Bedroom One



10' 4" x 8' 4" (3.15m x 2.54m) Carpet flooring. Window to rear. Radiator.

## Dressing Area



# Property Details.

## En-suite



Consisting of a shower enclosure, wash hand basin with mixer tap inset to vanity unit and a low level WC. Tiled flooring. Obscure glazed window to rear. Tiled splashbacks.

## Bedroom Two



12' 6" x 9' 10" (3.81m x 3.00m) Carpet flooring. Window to front. Radiator.

## Bedroom Three

9' 11" x 9' 1" (3.02m x 2.77m) Carpet flooring. Window to rear. Radiator.

## Family Bathroom



Comprising of a bath, low level WC with inset flush and a wash hand basin with mixer tap inset to vanity unit. Tiled flooring. Obscure glazed window to front. Heated towel rail. Tiled splashbacks.

## Frontage

Driveway parking. Stone shingle area.

## Rear Garden



Mainly laid to lawn, raised decking area, side access, enclosed by panelled fencing, access to outbuilding (with power & lighting)

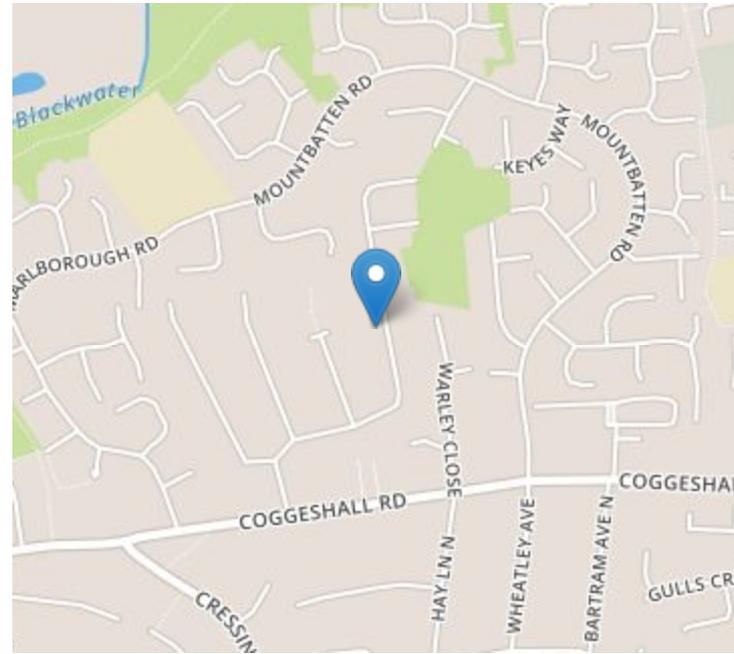
# Property Details.

## Floorplans

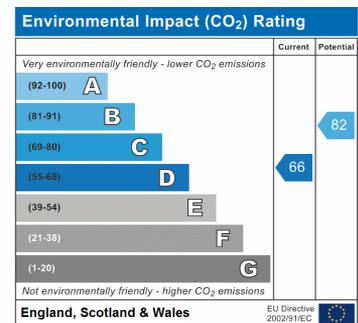
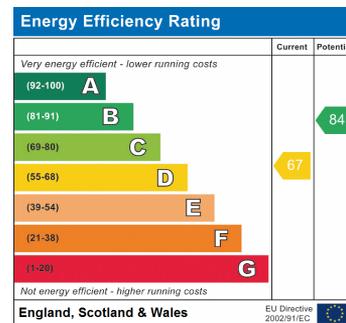


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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.