



- Four Bedroom Family Home
- Fully Detached
- Sought After Kings Park Development
- Off Road Parking For Multiple Vehicles
- Converted Garage
- Ground Floor Cloakroom
- Generous Kitchen/Diner
- En-Suite To Master Bedroom
- Catchment Area For Lyons Hall Primary School
- Replastered & Decorated Throughout

7 Guinea Close, Braintree, Essex. CM7 9DP.

Michaels Property Consultants are delighted to present to the market this well established and spacious four bedroom detached house, occupying an enviable Cul-de-sac position, within the sought after and frequently requested Kings Park Development. New to the market and offered for sale in good decorative order throughout, we feel this superb property lends itself perfectly to any purchaser seeking a family home in an excellent area, especially given the close proximity to the highly regarded Lyons Hall Primary School.



Property Details.

Ground Floor

Entrance Hall

Cloakroom

Living Room



17' 10" x 13' 1" (5.44m x 3.99m)

Kitchen/Diner



19' 8" x 10' 6" (5.99m x 3.20m)

Utility

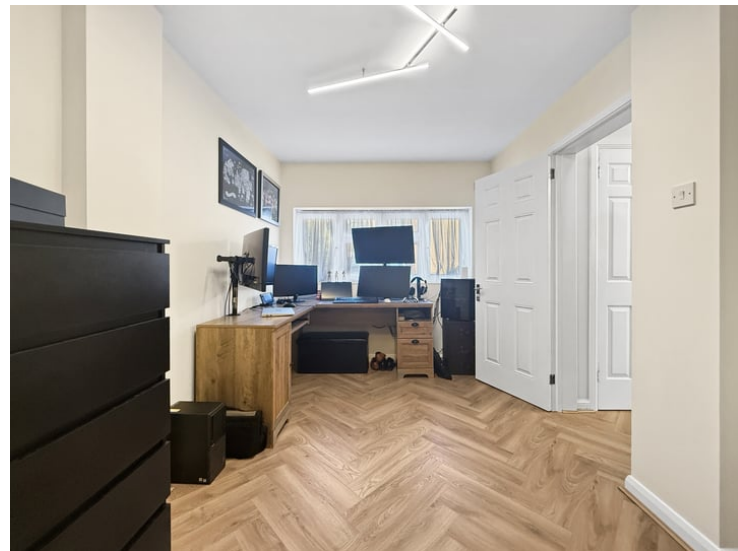
10' 2" x 5' 3" (3.10m x 1.60m)

Pantry Room

8' 2" x 3' 11" (2.49m x 1.19m)



Study/Office



13' 9" x 8' 5" (4.19m x 2.57m)

First Floor

Bedroom One



13' 1" x 10' 6" (3.99m x 3.20m)

Property Details.

En-Suite



Rear Garden



Bedroom Two



12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom Three

9' 7" x 9' 5" (2.92m x 2.87m)

Bedroom Four

8' 10" x 8' 7" (2.69m x 2.62m)

Bathroom

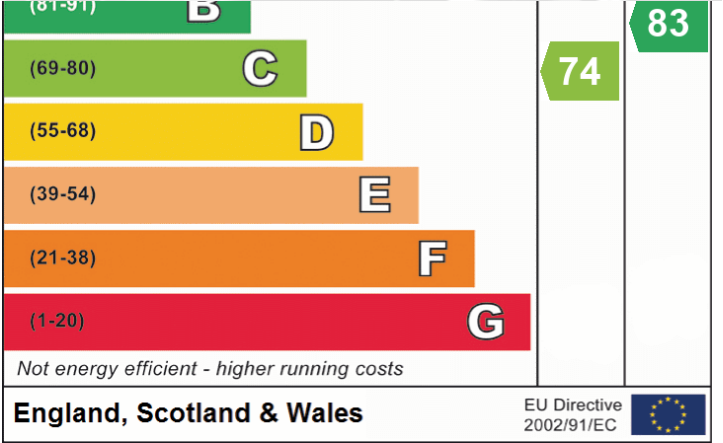
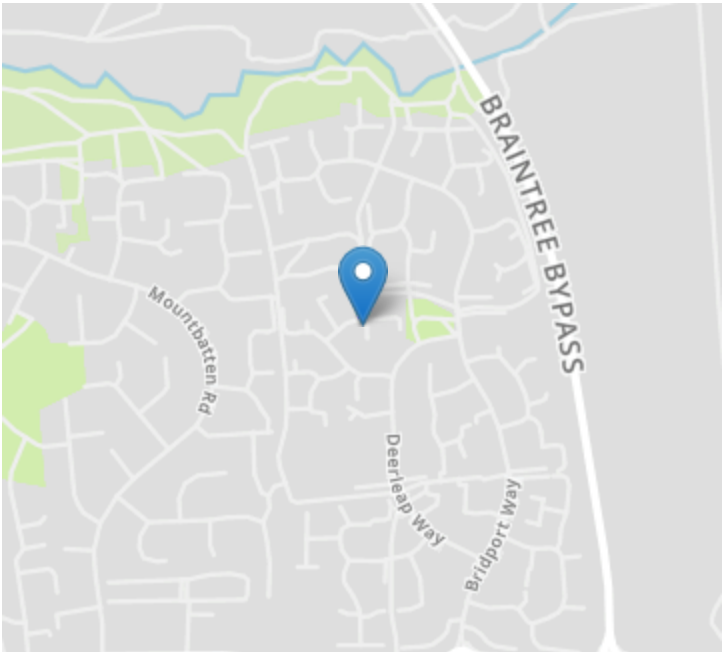
Outside

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.