



**Connells**  
connells.co.uk 01376 552 222  
**FOR SALE**

**Connells**

Panfield Lane  
Braintree



## Property Description

**\*\*Guide Price £325,000-£350,000\*\***

Introducing a charming three bedroom extended semi-detached gem, which is the epitome of convenience and modern living.

Spanning three elegantly designed floors, this home invites you into a world of comfort.

As you enter the property you are greeted by an inviting entrance hall which leads into the living room and spacious kitchen/diner. Additionally the ground floor benefits from a conservatory, games room and a utility.

The first floor offers two well proportioned bedrooms and a family bathroom

Ascend to the second floor to discover the master bedroom which benefits from an en-suite shower room.

Venture outside to the expansive rear garden, a blank canvas brimming with potential. On street parking is available.

This home is situated in close proximity to 'John Bunyan Infant and Nursery', 'John Bunyan Junior School' and 'Tabor Academy' Additionally this home is a stone's throw from open fields and local amenities.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to

London Liverpool Street. Additionally, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

## Entrance Hall

Stairs leading to the first floor, radiator.

## Living Room

14' 1" x 10' 2" ( 4.29m x 3.10m )

Double glazed window to the front aspect, bio fuel fire, radiator.

## Kitchen/Dining Room

21' 5" x 11' 4" ( 6.53m x 3.45m )

Inset butler sink with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, integrated oven, hob and extractor fan, space for appliances, two floor to ceiling radiators, storage cupboard, double glazed window to the rear aspect.

## Games Room

12' 1" x 8' ( 3.68m x 2.44m )

Double glazed door to the front aspect, fully insulated.

## Utility Room

9' 2" x 9' 2" ( 2.79m x 2.79m )

Door and window to the side aspect, fully insulated.

## Conservatory

13' 8" x 8' 10" ( 4.17m x 2.69m )

Double glazed door to the side aspect, double glazed windows to the side and rear aspect, floor to ceiling radiator, fully insulated.

## First Floor Landing

Double glazed window to the side aspect, double glazed window to the front aspect, radiator, stairs leading to the second floor, two under stair storage cupboards.

## Bedroom Two

13' 6" x 10' 10" ( 4.11m x 3.30m )

Double glazed window to the rear aspect, radiator, storage cupboard.

## Bedroom Three

13' 6" x 10' 6" ( 4.11m x 3.20m )

Double glazed window to the front aspect, two storage cupboards, radiator.

## Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, panelled bath with rainforest shower unit above, heated towel rail, double glazed window to the rear aspect.

## Second Floor Landing

Skylight

## Bedroom One

12' 4" x 11' 2" ( 3.76m x 3.40m )

Three double glazed skylight windows with fitted blinds, radiator, eaves storage.

## En-Suite Shower Room

Low level WC, pedestal hand wash basin, walk in shower cubicle, eaves storage, skylight.

## Rear Garden

Commences with a block paved area with the remainder of the garden laid to lawn.

## Agents Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies









Total floor area 132.3 m<sup>2</sup> (1,424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D    Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BRT308656](http://connells.co.uk/Property/BRT308656)**



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