



**Boleyns Avenue, Braintree, CM7 5TY**

**welcome to**

**Boleyns Avenue, Braintree**

\*\*\*GUIDE PRICE £300,000 to £325,000\*\*\* William H Brown are delighted to present this spacious and well-presented three-bedroom semi-detached family home, ideally positioned within easy reach of local amenities, schools and transport links.



### **Hallway**

Stairs to first floor. Understairs cupboard. Carpets. Doors leading to:-

### **Lounge**

14' 10" x 11' 10" ( 4.52m x 3.61m )

Feature fireplace. Radiator. Carpets. Double glazed sliding patio doors to rear garden.

### **Kitchen / Diner**

22' 5" x 9' 3" ( 6.83m x 2.82m )

Double glazed window. Radiator. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring electric hob. Integrated dishwasher. Space for fridge freezer. Breakfast bar. Double glazed patio door to rear garden. Door leading to:-

### **Lobby**

7' x 9' 10" ( 2.13m x 3.00m )

L'shaped. Door leading to front and rear. Doors leading to:-

### **Storage**

4' 11" x 2' 11" ( 1.50m x 0.89m )

### **Storage**

9' 10" x 2' 11" ( 3.00m x 0.89m )

### **Landing**

Loft access which is insulated and boarded. Doors leading to:-

### **Bedroom One**

13' 4" max x 11' 11" max ( 4.06m max x 3.63m max )

Double glazed window. Radiator. Carpets.

### **Bedroom Two**

14' max x 9' 7" max ( 4.27m max x 2.92m max )

Double glazed window. Radiator. Carpets. Built in wardrobe.

### **Bedroom Three**

9' 3" x 9' 3" ( 2.82m x 2.82m )

Double glazed window. Radiator. Carpets.

### **Bathroom**

7' 7" x 6' 3" ( 2.31m x 1.91m )

Obscure double glazed windows. P'shaped bath with over head shower. Low level WC. Hand wash basin. Heated towel rail .Part tiled walls.

### **Garden**

Commencing with paved patio seating area and remainder laid to lawn. Mature trees and shrubs. Shed. Enclosed by panel fencing.

### **Parking**

There is the potential to put a drop kerb STPP.



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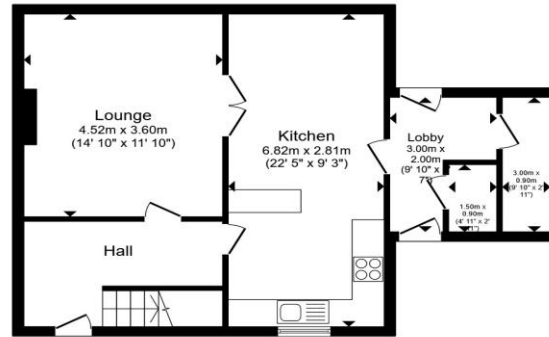
welcome to

## Boleyns Avenue, Braintree

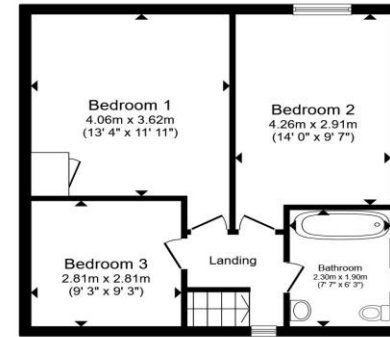
- Three Bedrooms
- Spacious and Well Presented
- Convenient Location
- Lobby with Two Storage Cupboards
- Double Glazing

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Ground Floor



First Floor

£300,000 - £325,000

Total floor area 103.0 m<sup>2</sup> (1,108 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



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Please note the marker reflects the postcode not the actual property



Property Ref:  
BTR110296 - 0004

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william h brown



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