





Property Description

Discover your dream sanctuary nestled within the desirable 'Kings Park Estate', where tranquility reigns supreme. This impeccably maintained three-bedroom detached residence is perfectly situated in a peaceful cul-de-sac, ensuring privacy and serenity.

Step inside to find a chic, modernised kitchen that beckons culinary creativity, seamlessly flowing into a welcoming living room that radiates warmth and comfort. The expansive conservatory bathes the space in natural light, creating an ideal backdrop for gatherings or quiet evenings spent unwinding.

Retreat to the master bedroom, complete with a luxurious refitted ensuite, and enjoy two additional well-appointed bedrooms that cater to family or guests. A stylish family bathroom rounds out this splendid home.

With the added convenience of off-road parking for two vehicles and a dedicated garage, your new abode combines practicality with elegance.

Located in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer.

Furthermore a Tesco Superstore is within a short distance.

Additionally this property is within walking

distance to the reputable school 'Lyons Hall Primary School' making it a great choice for families with children.

The A131 and A120 are also easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Entrance Hall

Stairs leading to the first floor, radiator.

Living Room

15' 10" x 10' 8" (4.83m x 3.25m)

Double glazed window to the front aspect, radiator

Kitchen

13' 5" x 12' 6" (4.09m x 3.81m)

Inset sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for fridge-freezer, dishwasher and washing machine, built in oven, hob and extractor fan, understair cupboard.

Conservatory

22' 1" x 10' 8" (6.73m x 3.25m)

Double glazed bi-fold doors to the rear aspect, skylight, radiator.

First Floor Landing

Bedroom One

11' 10" x 10' 6" (3.61m x 3.20m)

Double glazed window to the front aspect, radiator, built in wardrobes.

En-Suite Shower

5' 5" x 5' 2" (1.65m x 1.57m)

Low level WC, pedestal hand wash basin, walk in shower cubicle, heated towel rail, double glazed window to the front aspect.

Bedroom Two

9' 6" x 8' 2" (2.90m x 2.49m)

Double glazed window to the rear aspect, radiator, built in wardrobes.

Bedroom Three

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

Double glazed window to the rear aspect, radiator.

Family Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

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

Agents Notes

"Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Please also be aware that we require ID and

proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"









Ground Floor

First Floor

Total floor area 105.1 m² (1,131 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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To view this property please contact Connells on

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17 Great Square
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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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