



Detached

Walking distance to two local schools

Chain Free

Popular Fairview Location

Off-road Parking

Open Plan Lounge

No onward chain

Rear garden overlooking woodland

Garage

Walking Distance to Train Station

Cul de sac

Garden

Double Bedrooms

Garage & driveway

Brand new to the market, this three-bedroom detached house with garage and off-road parking is perfectly suited to a family. This property is being offered For Sale with **NO ONWARD CHAIN**. Rear garden overlooking woodland. Close links to all amenities and schools and Childrens play area. **BRAND NEW** to the market, viewings essential, to appreciate how your family can stamp your mark on this property, owned by the same owner for nearly 40yrs.



**Porch** 4' x 3' (1.22m x 0.91m)

Accessed through the new UPVC front door and leading into the lounge diner.

**Lounge Diner** 23' x 18' (7.01m x 5.49m)

Perfectly suited to a growing family, this lounge diner is at the heart of the house with patio doors leading to the garden, this L shaped room, feels open but still allowing designated areas for eating at the family table or relaxing watching TV and playing games. The dining area has a front aspect, which captures the morning sun and the lounge area is bathed in the afternoon evening sunshine. Electric storage heater.

**Kitchen** 11' x 6' 1" (3.35m x 1.85m)

The kitchen leads to the rear garden through its fully glazed rear door and with its white base and wall units has a bright feel to the room. Left hand white sink with white mixer tap. Zanussi electric cooker. The light worksurfaces all fall nicely to hand.

**Bedroom One** 12' 1" x 10' (3.68m x 3.05m)

This double bedroom has a front aspect and enjoys the morning sunshine. Electric storage heater.

**Bedroom Two** 10' x 10' (3.05m x 3.05m)

This double bedroom is at the rear of the property with views over the garden, woodland and the park. Electric storage heater.

**Bedroom Three** 9' 1" x 7' (2.77m x 2.13m)

Single bedroom with a front aspect, and storage cupboard housing the hot water tank.

**Bathroom** 7' 4" x 4' 7" (2.24m x 1.40m)

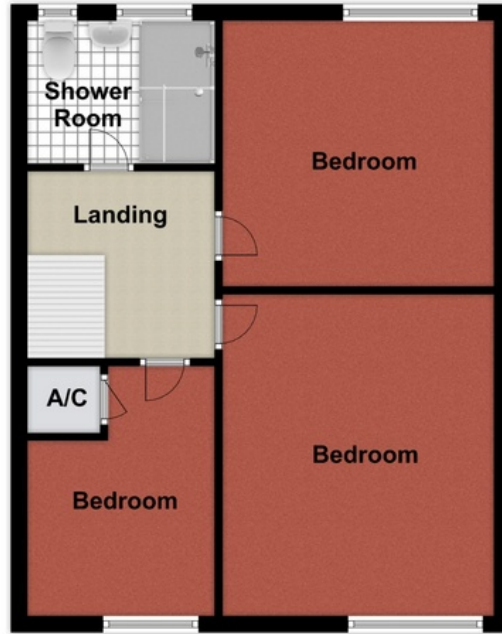
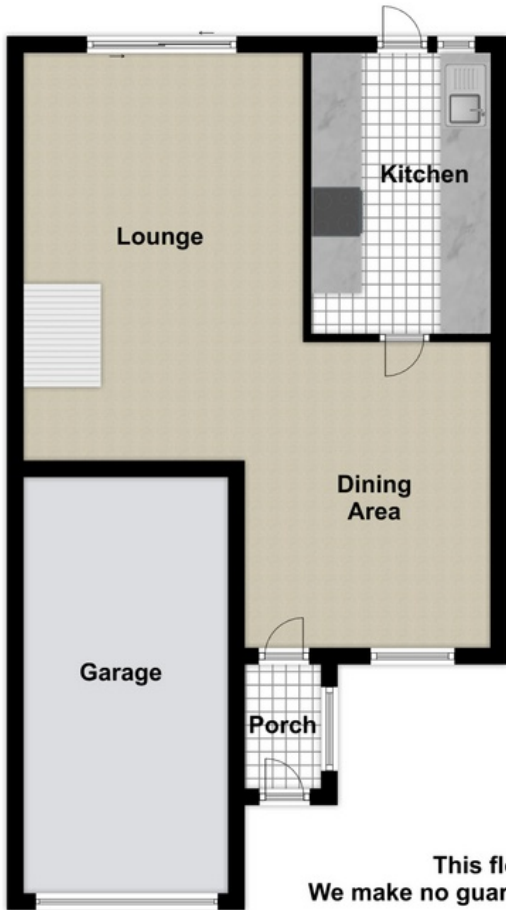
This family Bathroom has a light and crisp feel to it and boasts a double length walk in shower with glass shower door. Close coupled Toilet, Pedestal sink with chrome mixer tap. Floor to ceiling tiles. Electric shower. Towel rail.

**Rear Garden**

This established Garden is westerly facing with woodland area to the rear, entering the Garden you step onto the block paved patio, perfect for entertaining and BBQs in the summer as the sunsets.

**Front Garden**

The Front Garden has a block paved driveway leading to the garage, with the rest laid to lawn.



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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>34</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Address: Beatty Gardens Braintree

**Disclaimer**

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property. Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.