



3-bedroom Semi-detached  
New boiler and Hive controller  
Views the park and open spaces  
Close to all schools  
2 Reception rooms

Local to all amenities and walking distance to town centre  
Ample off-road parking  
Elevated position  
Fully boarded loft space with own staircase



**Hallway**

As you enter the front door you are greeted, with the hallway, with an open feel to it and storage under the stairs. Doors leading to the dining room, Living Room and kitchen

**Dining 9' 1" x 12' 1" (2.77m x 3.68m)**

This front facing Dining room, with its front aspect window and radiator, is large enough for a good size family dining table

**Living Room 11' 2" x 12' 1" (3.40m x 3.68m)**

living room with French doors opening onto the rear aspect directly to the patio for family entertaining, Built in display cabinets. Radiator.

**Kitchen 9' 1" x 8' 1" (2.77m x 2.46m)**

The kitchen with its fitted cupboards that all fall nicely to hand, the room benefits from natural light from its side aspect window. Radiator, Extractor fan, integral dishwasher and a larder style cupboard.

**Downstairs Toilet**

High Level cistern

**Master Bedroom 11' 1" x 11' (3.38m x 3.35m)**

Double bedroom located at the rear of the property, with a rear aspect window, storage cupboard and radiator

**Bedroom 2 10' 1" x 9' 1" (3.07m x 2.77m)**

Double bedroom Located at the front of the house with its front aspect window, overlooking the park, Built in wardrobes, Radiator

**Bedroom 3 8' 1" x 6' 1" (2.46m x 1.85m)**

Located at the front of the property, with its front aspect window, perfect for a nursery or home office, Radiator, storage cupboard

**Family Bathroom 7' x 5' (2.13m x 1.52m)**

The family bathroom is located to the rear of the property, with its rear aspect window, comprising, of a white suite all with separate chrome taps, wall mounted electric shower. Radiator

**Front Garden**

The front garden has ample parking for three cars with further parking on the driveway from the road. Established natural border to the left of the property and side access to the rear garden

**Rear Garden**

The Rear Garden starts off with a patio for family entertaining, then raises to the lawn area and has a brick built shed, for all your gardening tool and children's toys and bikes.





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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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</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: Coldnailhurst Avenue, 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.