



**Connells**

Achilles Way  
Braintree



## Property Description

\*\*Guide Price £300,000-£325,000\*\*

Brand new to the market is this welcoming three-bedroom mid terrace home nestled in the highly desirable 'Fairview Development' that epitomises both comfort and convenience.

This beautifully appointed residence boasts a spacious layout, with a welcoming living room that invites relaxation. The heart of the home lies a stunning kitchen/dining room with open access to the conservatory which allows for plenty of natural light to flow through.

Externally this well presented home enjoys a private rear garden, garage and ample on street parking.

This modern home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

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.

This family home is also a short drive from 'Braintree Village' with a variety of shopping and leisure facilities and a Tesco store.

## Entrance Porch

Double glazed windows to the front aspect.

## Living Room

15' 5" x 14' 1" ( 4.70m x 4.29m )

Double glazed window to the front aspect, stairs leading to the first floor, under stair storage cupboard, floor to ceiling radiator

## Kitchen/Dining Room

15' 5" x 6' 11" ( 4.70m x 2.11m )

Inset butler sink with cupboards under, hot and cold mixer tap, quartz work surfaces to the side with a matching range of high gloss wall mounted units with further drawers and cupboards under, integrated double oven, hob and extractor fan, integrated fridge-freezer, dishwasher and washing machine, open access to;

## Conservatory

15' 5" x 7' 7" ( 4.70m x 2.31m )

Double glazed French doors to the rear aspect, double glazed windows to the side and rear aspect, two radiators,

## First Floor Landing

Storage cupboard.

## Bedroom One

11' 2" x 10' 11" ( 3.40m x 3.33m )

Double glazed window to the front aspect, radiator, loft access.

## Bedroom Two

10' 11" x 9' 10" ( 3.33m x 3.00m )

Double glazed window to the rear aspect, radiator.

## Bedroom Three

6' 7" x 6' 7" ( 2.01m x 2.01m )

double glazed window to the front aspect, radiator, fitted wardrobe.

## Family Bathroom

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

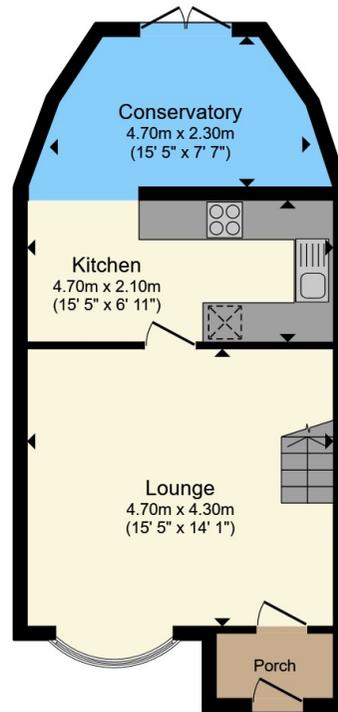
## Rear Garden

Commences with a patio area with the remainder of the garden laid to lawn, gate to the rear providing access to the garage.

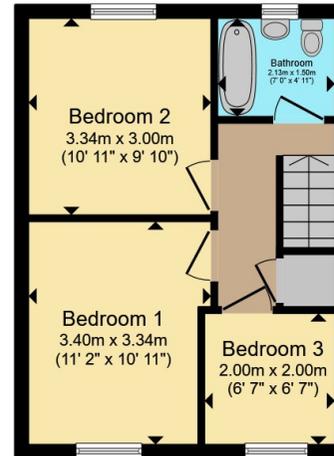








**Ground Floor**



**First Floor**

Total floor area 73.3 m<sup>2</sup> (789 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)



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**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
 BRAINTREE CM7 1TX

EPC Rating: C Council Tax Band: B

Tenure: Freehold

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