



Townrow Avenue, Braintree, CM7 2BE

welcome to

Townrow Avenue, Braintree

A spacious and well-presented four-bedroom semi-detached family home arranged over three floors, featuring an impressive principal suite with dressing room and en-suite, generous living accommodation, garage and parking, all within easy reach of Braintree's excellent amenities.



Hallway

Entrance door leading to the entrance hall, radiator, laminate floor, stairs to the first floor, downlighters.

Ground Floor Wc

Low level WC, vanity hand wash basin, radiator, laminate floor.

Lounge / Diner

28' 3" max x 18' 4" max (8.61m max x 5.59m max)
Double glazed French doors to the rear, two Velux windows, laminate floor, two radiators, under stairs storage cupboards.

Kitchen

13' 1" into bay x 6' 11" (3.99m into bay x 2.11m)
Inset stainless steel sink unit with right hand drainer and water softener with cupboards under, working surfaces to the side with a matching range of wall mounted units and further drawer sand cupboards under, built in double oven, hob with extractor fan above, built in fridge/freezer, built in dishwasher, built in washing machine, double glazed box bay window to the front with fitted shutters, radiator, downlighters.

First Floor Landing

Stairs to the second floor, storage cupboard and airing cupboard.

Bedroom Two

10' 6" max x 16' 5" max (3.20m max x 5.00m max)
Two double glazed windows to the front with fitted shutters, radiator.

Bedroom Three

13' 5" x 9' 3" (4.09m x 2.82m)
Double glazed window to the rear with fitted shutters, covered radiator.

Bedroom Four

9' 10" x 6' 11" (3.00m x 2.11m)
Double glazed window to the rear with fitted shutters, radiator.

Family Bathroom

Low level WC, vanity hand wash basin, panelled bath with mixer tap and shower attachment, downlighters.

Second Floor Landing

Door leading to:-

Bedroom One

17' 5" max x 12' 10" max (5.31m max x 3.91m max)
Velux window to the rear, radiator, door to the ensuite.

En-Suite

5' 7" x 7' 7" (1.70m x 2.31m)
Low level WC, hand wash basin, walk in double shower cubicle, heated towel rail.

Dressing Room

7' 7" x 16' 5" (2.31m x 5.00m)
Double glazed window to the front with fitted shutters, radiator.

Garden

Commences with a paved patio area with steps leading to the garden which is laid to lawn with flower and shrub boarder and enclosed by panel fencing. Power, light and outside tap, courtesy door to the garage.

Parking

Driveway providing off street parking,

Tandem Garage

23' x 9' 10" (7.01m x 3.00m)
Up and over door. Power and lighting.



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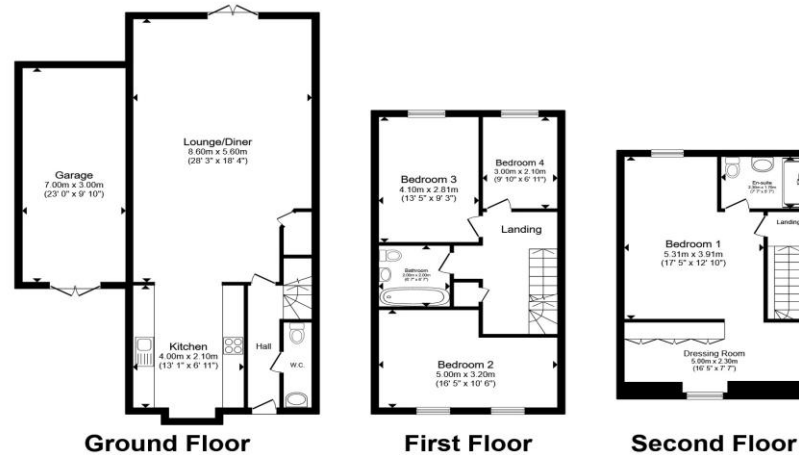
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Townrow Avenue, Braintree

- Spacious Four-Bedroom Semi-Detached Family
- Garage & Off-Road Parking
- En-suite Shower Room and Separate Dressing Room to Master
- Ground Floor Cloakroom
- Generous Open-Plan Lounge/Dining Room

Tenure: Freehold EPC Rating: B

Council Tax Band: E



Total floor area 172.1 m² (1,852 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

£475,000



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Property Ref:
BTR110543 - 0004

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