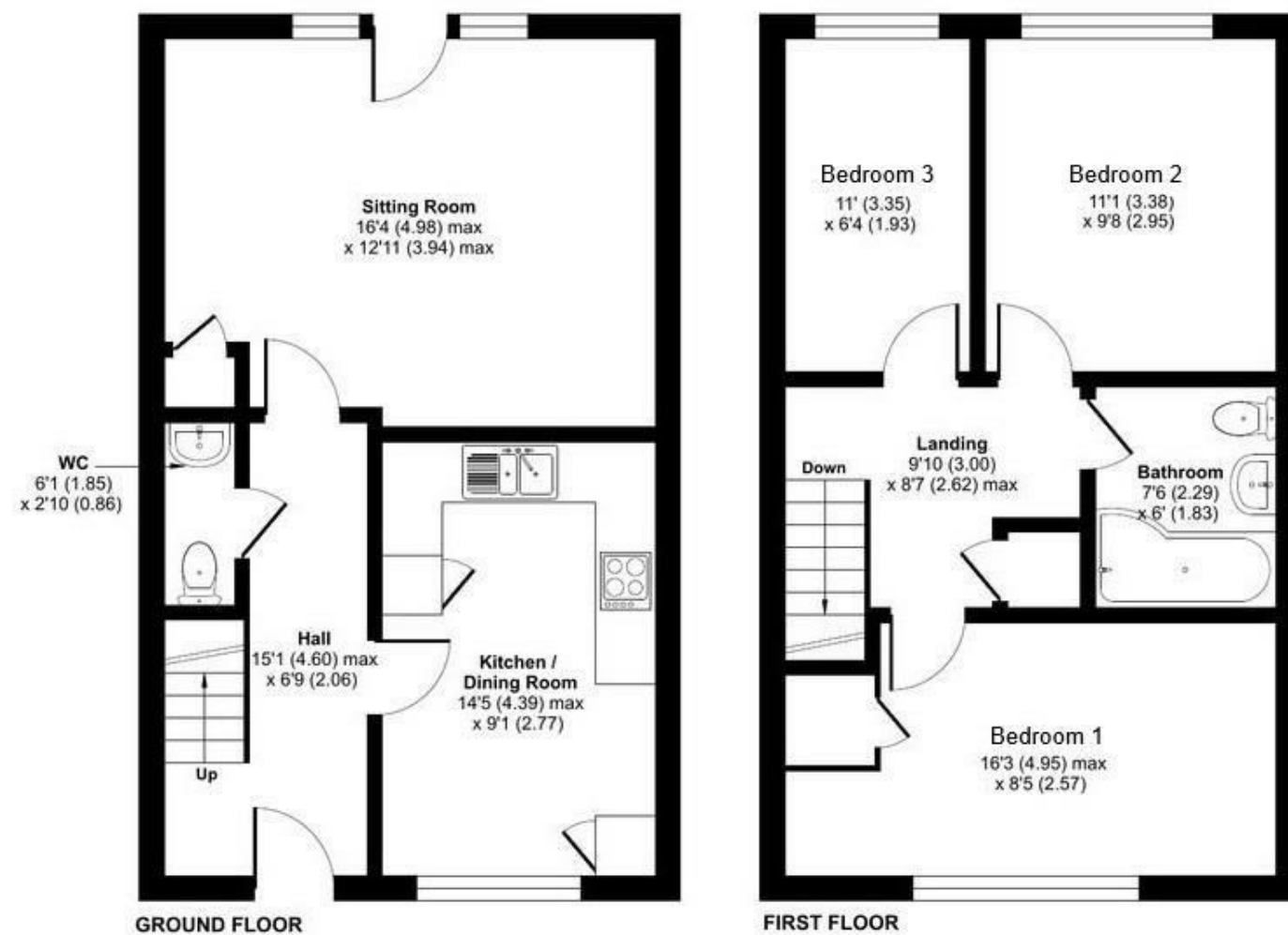




Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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PORTERS FIELD, BRAINTREE

£325,000



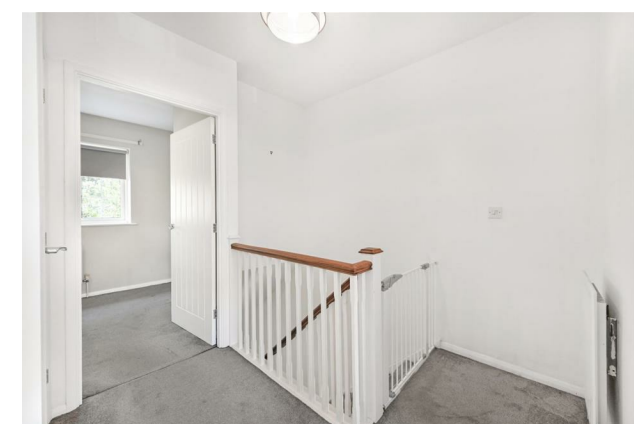
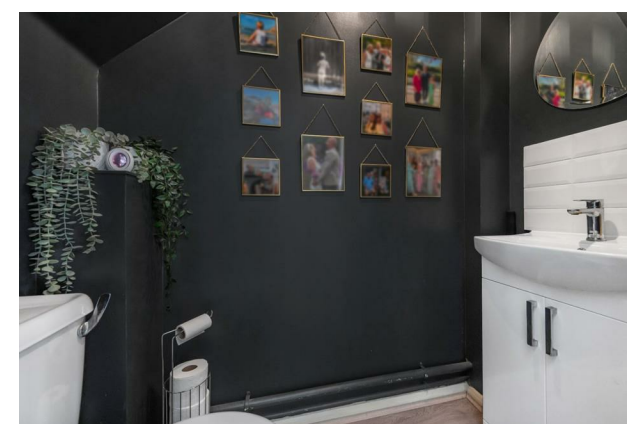
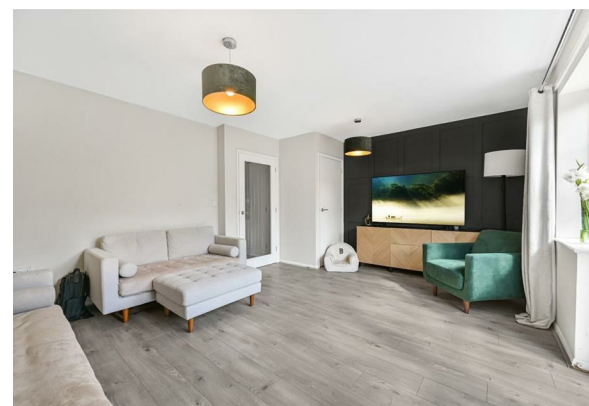
PORTERS FIELD BRAINTREE

Nestled in the charming area of Porters Field, Braintree, this delightful family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, whilst the kitchen/dining room is perfect for entertaining guests.

The house features a well-appointed bathroom and ground floor W.C, ensuring that all your daily needs are met with ease. The layout of the home is designed to maximise space and light, creating a pleasant living environment.

Externally there is a secluded rear garden and allocated parking for two vehicles.

Situated in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, making it an excellent choice for families. Braintree itself offers a variety of shops, restaurants, and recreational facilities, ensuring that everything you need is within easy reach.





- **Three Bedroom Family Home**
- **Mid-Terrace**
- **Kitchen/Dining Room**
- **Sitting Room**
- **Family Bathroom**
- **Cloakroom**
- **Rear Garden**
- **Allocated Parking**
- **Desirable Location**
- **Close To Major Transport Links**

Entrance Hall

Entered via front door, stairs rising to first floor landing, doors leading to:-

Kitchen/Dining Room

14'1" x 9'1" (4.30 x 2.77)

Window to front aspect, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink with drainer unit, space for fridge/freezer, space for washing machine, space for dishwasher, integrated oven, integrated gas hob with extractor fan over,

Sitting Room

16'4" x 12'11" (4.98 x 3.94)

two windows to rear aspect, fully glazed door to rear aspect, storage cupboard.

W.C

Low level W.C, wash hand basin.

First Floor Landing

Doors leading to:-

Bedroom One

16'2" x 8'5" (4.95 x 2.57)

Window to front aspect, door to storage cupboard.

Bedroom Two

11'1" x 9'8" (3.38 x 2.95)

Window to rear aspect.

Bedroom Three

10'11" x 6'3" (3.35 x 1.93)

Window to rear aspect.

Family Bathroom

Fitted with a panel enclosed bath with wall mounted shower cubicle and glass enclosure, low level W.C wash hand basin with pedestal.





Rear Garden

The rear garden is mainly lawn with two patio areas, one at the foot of the garden and one directly outside the sitting room. A timber gate grants access to the parking.

Parking

Suitable for two vehicles.

