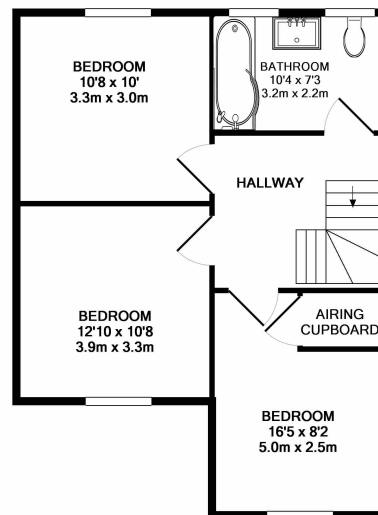
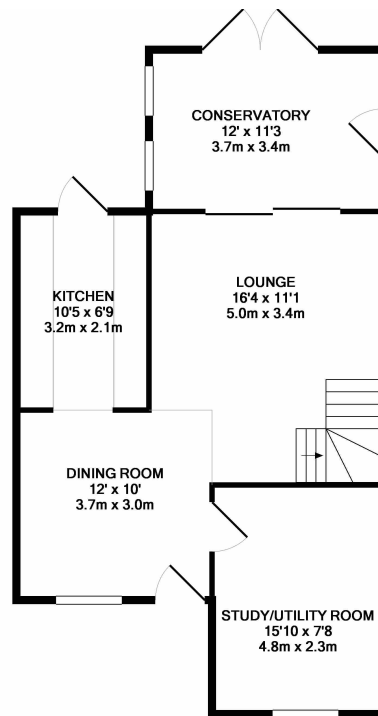




**GUIDE PRICE £280,000 - £300,000!**


Set in the desirable village of Silver End is this refurbished three bedroom, semi detached family home. The ground floor consists of an open plan dining room and lounge, kitchen, conservatory and a utility area and further reception room which is the result of a garage conversion. The first floor consists of three double bedrooms and a family bathroom whilst externally there is a driveway, front and rear gardens.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |  |
|---|-------------------------|--|
|   | Current                 | Potential  |
| Very energy efficient - lower running costs |                         |  |
| (92-100) <b>A</b>                           |                         |  |
| (81-91) <b>B</b>                            |                         | 84   |
| (69-80) <b>C</b>                            |                         |  |
| (55-68) <b>D</b>                            | 64                      |  |
| (39-54) <b>E</b>                            |                         |  |
| (21-38) <b>F</b>                            |                         |  |
| (1-20) <b>G</b>                             |                         |  |
| Not energy efficient - higher running costs |                         |  |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

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Dining Area 12ft x 10ft

Front door into dining area, laminate flooring, radiator, double glazed window to front aspect.

Lounge 16ft4 x 11ft1

Laminate flooring, vertical radiator, stairs rising to first floor, doors to conservatory.

Conservatory 12ft x 11ft3

Vinyl flooring, radiator, door providing side access, French doors to rear garden.

Kitchen 10ft5 x 6ft9

Laminate flooring, a range of eye and low level units with a fitted work surface, integrated double oven, 4 ring induction hob with fitted extractor fan, integrated fridge/freezer, space for washing machine, stainless steel sink and drainer with mixer tap, door to rear garden.

Utility/Reception Room 15ft10 x 7ft8

Fitted work surface with underneath storage, space for tumble dryer, double glazed window to front aspect.

Landing

Carpet throughout, stairs rising from ground floor, loft access.

Master Bedroom 12ft10 x 10ft8

Carpet throughout, radiator, double glazed window to front aspect.

Bedroom Two 10ft8 x 10ft

Carpet throughout, radiator, double glazed window to rear aspect.

Bedroom Three 16ft5 x 8ft2

Laminate flooring, radiator, airing cupboard, double glazed window to front aspect.

90 | HIGH STREET | BRAINTREE | CM7 1JP

Tel: 01376 343 777

E-mail: [info@taylormilburn.co.uk](mailto:info@taylormilburn.co.uk)

## Bathroom

Tiled flooring, low level W.C. vanity wash hand basin, panelled bathtub with overhead shower attachment, heated towel rail, obscured double glazed window.

## Rear Garden

Patio area, remainder laid to lawn, gate providing side access, 2 x storage sheds, backing on to fields.

## Frontage

Driveway, remainder laid to lawn.

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