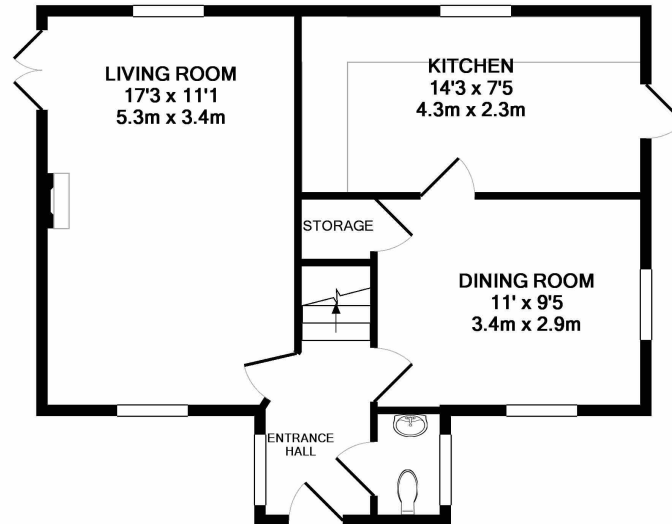


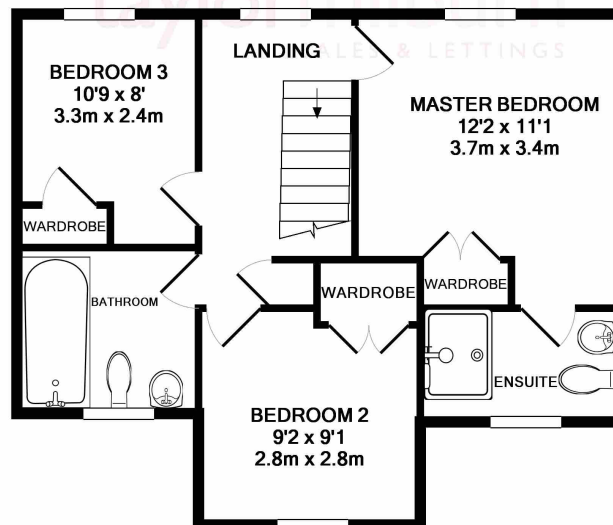


Set in the ever so sought after Mill Park Drive area is this fabulous three bedroom detached family home situated within easy access of Braintree Freeport with its array of shops, restaurants as well as train station with direct links to London Liverpool Street.






GROUND FLOOR



1ST FLOOR

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>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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	

Set in the ever so sought after Mill Park Drive area is this fabulous three bedroom detached family home situated within easy access of Braintree Freeport with its array of shops, restaurants as well as train station with direct links to London Liverpool Street. The ground floor accommodation consists of an entrance hall, downstairs W.C. separate dining room and kitchen. To the first floor are three double bedrooms with en-suite to master bedroom and family bathroom whilst externally there is a driveway, garage and a generous sized rear, levelled rear garden. The property has a burglar alarm installed and the current vendors have updated the en-suite, family bathroom and ground floor W.C. in recent years. We would recommend an internal viewing as soon as possible to appreciate the size and condition property boasts both internally and externally.

#### Entrance Hall

Front door into hallway, laminate flooring, radiator, downstairs W.C. stairs rising to first floor.

#### Downstairs W.C.

Vinyl flooring, low level W.C. vanity wash hand basin, radiator, obscured double glazed window.

#### Dining Room 11ft x 9ft5

Laminate flooring, radiator, under stairs storage cupboard, double glazed window to front and side aspect.

#### Kitchen 14ft3 x 7ft5

Tiled flooring, a range of eye and low level units with a rolled edge surface, 4 ring gas hob, integrated oven, space for dishwasher, washing machine and fridge/freezer, double glazed window to rear aspect, door leading to rear garden.

#### Lounge 17ft3 x 11ft1

Carpet throughout, radiator x 2, gas fireplace, double glazed window to front and rear aspect, double glazed doors to rear garden.

#### First Floor Landing

Stairs rising from ground floor, carpet throughout, radiator, loft access, airing cupboard, double glazed window to rear aspect.

#### Master Bedroom 12ft2 x 11ft1 (maximum measurements)

Carpet throughout, radiator, built in wardrobes, fitted storage units, en-suite

#### En-Suite

Vinyl flooring, low level W.C. wash hand basin, double shower cubicle, heated towel rail, obscured double glazed window.

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## Bedroom Two 9ft2 x 9ft1

Carpet throughout, radiator, built in wardrobes, double glazed window to front aspect.

## Bedroom Three 10ft9 x 8ft (maximum measurements)

Carpet throughout, radiator, built in wardrobes, double glazed window to rear aspect.

## Family Bathroom

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

## Driveway

Driveway providing off street parking for several vehicles

## Garage

Levelled rear garden that sweeps around the house, patio area, remainder laid to lawn.

## Rear Garden

Up and over front door, internal power and lighting, door to rear garden.

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