



Asking Price £375,000

Freehold | 3 Bed | 2 Bath | House | Detached | Council Tax Band D | EPC D | Ref BRS260246

Beaufort Gardens Braintree CM7 9JY

Located in this cul-de-sac position on the ever-requested Fairview Development is this good sized three-bedroom detached family home with ground floor shower room and driveway parking.

- Three Bedroom Detached House
- Cul-de-Sac Position
- Block Paved Driveway
- Ground Floor Shower Room
- Utility Room
- 26ft Living / Dining Room
- South / West Backing Rear Garden
- Popular Residential Location



Scan the QR code for full details and key information on this property.





Beresfords - Braintree Sales

Beresfords Residential
74a High Street
Braintree
Essex
CM7 1JP

T: 01376 348 444

E: braintreesalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Room Measurements:

Entrance Hall

Living / Dining Room 12'6" x 26'3" (3.8m x 8m)

Kitchen 16' x 9'2" (4.88m x 2.8m)

Utility Room 8'5" x 6'1" (2.57m x 1.85m)

Shower Room

First Floor Landing

Bathroom

Bedroom 2 10'1" x 12'1" (3.07m x 3.68m)

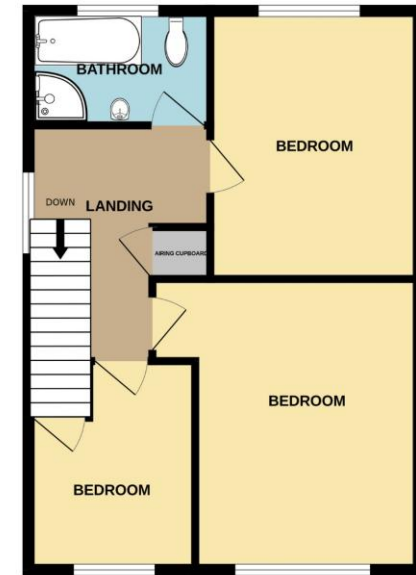
Bedroom 3 7'8" x 10'3" (2.34m x 3.12m)

Bedroom 1 11'1" x 13'4" (3.38m x 4.06m)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property