



39, Kent Gardens, Braintree, Essex, CM7 9NE

This 3/4 bedroom large extended semi detached house offers vast space for a family. This is however in need of some modernisation and improvements.

The property consists of 2 reception rooms, downstairs toilet, large family kitchen and large garden to the rear.

Upstairs the property consists of 3/4 bedrooms, 1 en suite and 1 master bathroom.

Kent Gardens, Braintree is an established three/four bedroom semi detached property situated on a popular location just off the Coggeshall Road and offering good sized accommodation with good sized rear garden.

The property is located conveniently for local amenities and primary school and also within easy reach of Braintree Town Centre for its more comprehensive facilities and branch line railway station with service through to London (Liverpool Street Station).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales EU Directive 2002/91/EC 		