



## 151 LONDON ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £575,000

### 3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* STUNNING FAMILY HOME \*\*** Situated within an exclusive turning upon London Road, within easy reach of Great Notley's vast village amenities, and offering STUNNING internal accommodation with HUGE POTENTIAL TO EXTEND (STPP), as well as benefitting from a large rear garden, this much loved and heavily improved family home offers larger than expected internal living accommodation, with three DOUBLE BEDROOMS, and a showpiece Kitchen/Breakfast Room with UTILITY and Cloakroom. The property enjoys one of the most envious positions within this prestigious road, with generous frontage giving parking for multiple vehicles, whilst the rear garden exceeds 100' in length and offers space aplenty for the growing family, whilst benefitting from a detached HOME OFFICE which offers potential as a work from home space or gym. Early viewing is highly advised in order to appreciate the accommodation on offer.

**\*\* GUIDE PRICE £575,000 - £600,000 \*\***



## Front of Property

Stoned shingle driveway with border flower beds, side gate to rear garden.

## Entrance Porch

Tiled herringbone flooring, fitted storage unit, door to:

## Hallway

Karndean flooring, radiator, stairs rising to first floor, doors to:

## Playroom/Study 14'2" x 7'8" (4.34 x 2.35)

Karndean flooring, double glazed window to front & side, radiator, TV point.

## Living Room 26'2" x 13'10" (8.00 x 4.22)

Karndean flooring, double glazed window to front & rear, door leading to rear garden, feature fireplace, fitted media wall with integral storage, 2x radiators.

## Kitchen/Breakfast Room 18'9" x 10'11" (5.74 x 3.34)

Karndean flooring, double glazed window to rear & side, french doors leading to rear garden, matching wall & base shaker style units with edged work surfaces, tiled splash-backs, space for range oven with fitted extractor over, spaces for american style fridge freezer & wine cooler, integrated dishwasher, dining area, door to;

## Utility Room

Karndean flooring, wall & base units, sink, spaces for washing machine & tumble dryer.

## Cloakroom

WC, corner hand wash basin, chrome heated towel rail

## FIRST FLOOR

### Landing

Carpet flooring, loft access, airing cupboard, doors to:

## Bedroom One 13'11" x 10'11" (4.26 x 3.33)

Carpet flooring, radiator, double glazed window to rear.

## Bedroom Two 12'4" x 11'10" (3.77 x 3.63)

Carpet flooring, radiator, double glazed window to front, fitted wardrobe.

## Bedroom Three 10'9" x 10'1" (3.29 x 3.09)

Carpet flooring, double glazed window to side & rear, radiator.

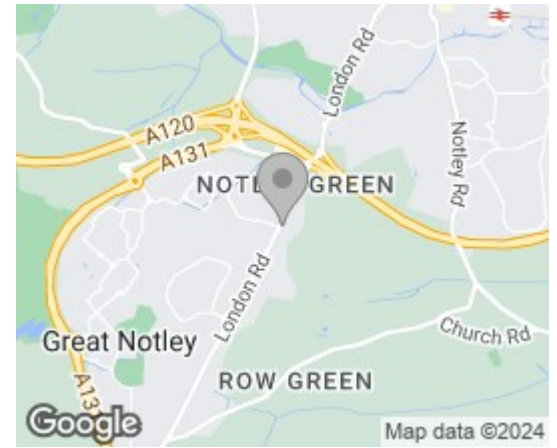
## Bathroom

P-bath with shower over, WC, hand wash basin inset to vanity unit, chrome towel rail, double glazed window to front.

## Rear of Property

c.120 ft rear garden commencing with paved porcelain patio seating area, remainder laid to lawn enclosed by mature borders. Detached home office (currently used as a gym) with air conditioning.

## Area Map

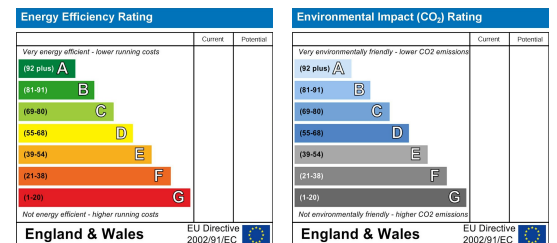


## Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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