



36 LONDON ROAD, BRAINTREE CM7

GUIDE PRICE £1,000,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** ONE OF A KIND **** Situated upon the prestigious London Road, this stunning EDWARDIAN era family home has been sympathetically maintained by the present vendors, and offers quite simply STUNNING period features throughout, benefitting from FOUR double bedrooms, THREE reception rooms, a generous 24' x 20' Kitchen/Family Room that overlooks the PRISTINE substantial rear garden, whilst offering further potential to convert the loft space. Additionally this hugely attractive property comes with a DOUBLE GARAGE which is presently used as a workspace, a detached SUMMERHOUSE, and a Car Port, together with vast frontage providing excellent off street parking. Located just a 3 minute walk from the Town Centre, and within walking distance of the renowned FLITCH WAY and Braintree train station, location wise the property is perfect for the modern family, furthermore giving easy vehicular access to the A120 towards London Stansted and the M11 (20 mins). Only by viewing this remarkable property can you truly appreciate its special characteristics and potential on offer.



Entrance Hall

Oak flooring, radiator, under stairs storage cupboard, stairs rising to first floor, opening to:

Sitting Room 14'1" x 10'10" (4.31 x 3.32)

Oak flooring, double glazed bay sash window to front, inset log burning stove

Living Room 15'7" x 12'9" (4.77 x 3.90)

Carpet flooring, double glazed bay sash window to front, feature fireplace, radiator.

Drawing Room 12'8" x 11'11" (3.88 x 3.65)

Oak flooring, double glazed bay window with original doors to rear, stain glass window to side, gas fireplace, radiator, storage cupboard.

Kitchen/Family Room 24'9" x 20'9" (7.56 x 6.35)

Tiled flooring with part underfloor heating, bespoke hand made oak shaker style kitchen with quartz worktops, inset sink with mixer tap, bespoke larder & drinks cupboards, gas fuelled AGA, integral oven & induction hob with extractor over. space for American style fridge/ freezer, velux & double glazed sash window to rear, double glazed patio doors inset to bay to rear. door to:

Utility Room

Tiled flooring, wall & base units with oak worktops, stainless steel sink with mixer tap, spaces for dishwasher, washing machine & tumble dryer, double glazed sash window to rear, door to:

Cloakroom

Tiled flooring, WC with hidden cistern, wall mounted hand wash basin, radiator, stain glass window to front.

FIRST FLOOR

Landing

Carpet flooring, radiator, double glazed sash window to rear, stain glass window to side, storage cupboard, stairs rising to Attic, doors to:

Bedroom One 15'10" x 12'11" (4.85 x 3.95)

Carpet flooring, radiator, double glazed bay sash window to front, door to:

Ensuite

Tiled flooring, walk in shower, hand wash basin inset to vanity unit, WC, double glazed sash window to front, chrome towel radiator.

Bedroom Two 12'6" x 11'10" (3.82 x 3.62)

Carpet flooring, feature fireplace, double glazed sash bay window to rear, original stain glass window to side, shower enclosure.

Bedroom Three 12'9" x 10'7" (3.89 x 3.23)

Carpet flooring, radiator, double glazed sash window to front.

Bedroom Four 9'1" x 7'1" (2.78 x 2.16)

Carpet flooring, radiator, double glazed sash window to rear.

Bathroom

Original cast iron bath with shower over, hand wash basin, obscure double glazed sash window to side, towel radiator, laminate flooring.

WC

Half panelled walls, obscure double glazed window to side, radiator, WC.

Attic

Wood flooring, two velux windows to rear, double glazed sash window to side, two eave storage spaces.

EXTERIOR

Garden

Beautifully manicured garden, commencing with paved patio entertaining area, steps leading to pristine lawn which incorporates mature flower beds, raised decking area, further circular patio seating area, mature flower bedding with shingle path to side, steps leading to lawn and orchard area to rear, summer house (with power) and two sheds to remain, access to front on both sides, pathway to rear personal garage door.

Front

Walled front garden with wrought iron railings, with mature bedding areas, sweeping driveway leading to carport, parking for multiple vehicles.

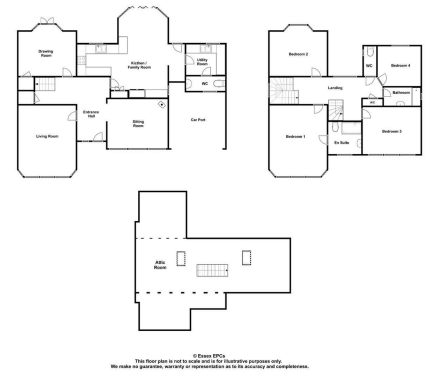
Double Garage

Converted to workshop with power & lighting connected, 2 x up and over doors to front, laminate flooring, window to rear.

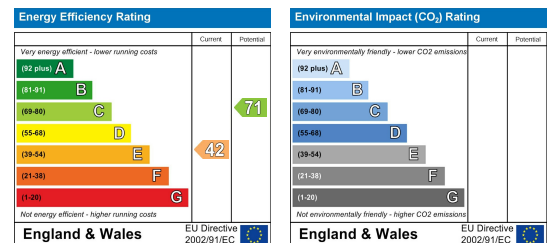
Area Map



Floor Plans



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM1 1ER

