



26 VALLEY ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £575,000

5 Bedrooms | 2 Bathrooms | 4 Receptions

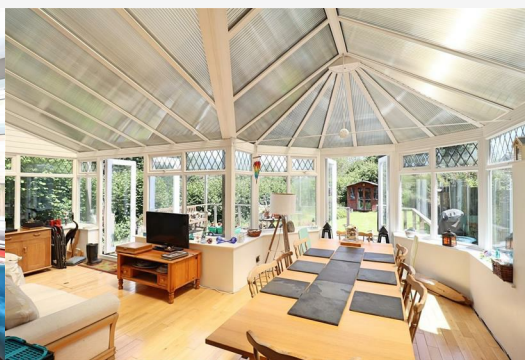
Welcome to Valley Road, Braintree - a beautifully appointed detached house with incredible potential! This property boasts FOUR RECEPTION ROOMS, FIVE BEDROOMS, and two bathrooms including a ground floor shower room, providing ample space for comfortable living for any growing family.

Situated in a peaceful cul-de-sac, this home offers privacy with an un-overlooked rear garden, perfect for relaxing or entertaining guests. With parking for 3 vehicles, convenience is at your doorstep, whilst being within a stones throw of the nearby riverwalk, ideal for dog walkers and those that enjoy outdoor space.

The generous internal living space allows for versatile use of the rooms, giving you the freedom to create your dream home, whether you need a Study, Playroom, or multiple Sitting Rooms - this property has it all! Additionally, being within walking distance of the town centre and station, you'll have easy access to amenities and transportation links.

Don't miss out on this fantastic opportunity to own a property with outstanding potential in a prime location. Valley Road could be the perfect place for you to call home!

*** Guide Price £575,000 - £600,000 ***



GROUND FLOOR

Entrance Hall

Stairs to first floor, vinyl flooring, storage cupboard, doors to:

Lounge 14’9” x 12’4” (4.52 x 3.78)

Parquet flooring, double glazed bay window to front & side, radiator, feature fireplace, radiator.

Study 10’11” x 8’4” (3.34 x 2.55)

Laminate flooring, double glazed window to front, fitted storage units, radiator.

Shower Room

Shower, enclosure, WC, corner hand wash basin, obscure double glazed window to side.

Utility Room 11’0” x 5’10” (3.36 x 1.79)

Double glazed window to rear, door to side, base units with roll edge worktops, washing machine & tumble dryer spaces, stainless steel sink, space for freezer.

Dining Room 12’9” x 9’10” (3.91 x 3.00)

Parquet flooring, radiator, french doors to Conservatory.

Kitchen 12’5” x 8’9” (3.79 x 2.68)

Laminate flooring, wall and base high gloss units, space for range oven, integral larder fridge, dishwasher, one and a half ceramic sink, water softener, opening to:

Conservatory 23’6” x 15’2” > 9’5” (7.17 x 4.63 > 2.88)

Solid oak flooring, two french doors to rear, radiator.

FIRST FLOOR

Landing

Cupboard housing hot water tank, double glazed window to front, vinyl flooring, doors to:

Master Bedroom 14’10” x 12’6” (4.54 x 3.82)

Laminate flooring, double glazed window to front, radiator.

Bedroom Two 12’10” x 9’10” (3.93 x 3.01)

Double glazed window to rear, radiator, vinyl flooring, fitted wardrobe

Bedroom Three 11’0” x 8’4” (3.37 x 2.56)

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

Jack & Jill WC

WC, hand wash basin.

Bedroom Four 11’1” x 8’4” (3.38 x 2.55)

Laminate flooring, radiator, double glazed window to rear, wardrobe.

Bedroom Five 9’7” x 6’11” (2.93 x 2.11)

Double glazed window to rear, radiator, laminate flooring.

Family Bathroom

WC, pedestal hand wash basin, chrome heated towel rail, obscure double glazed window to rear.

EXTERIOR

Front

Driveway to front with garden to lawn. Side access to rear garden.

Rear Garden

Commencing with raised deck seating area, remainder laid to lawn with established hedgerow borders.

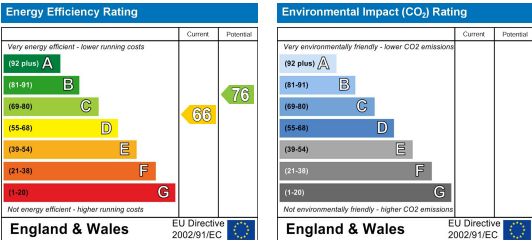
Area Map



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.



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