



## 20 CLYDESDALE ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* CHAIN FREE AND FULLY REDECORATED \*\*** Occupying a larger than expected plot, with DRIVEWAY to side leading to a DOUBLE GARAGE with off street parking for multiple vehicles, this EXTENDED property has huge potential for further enhancement and in the agents opinion, makes for an ideal family home. Centrally positioned within walking distance of the Town Centre, Station, and being within a short walk of the nearby St Michaels Primary School, viewing is a must in order to appreciate the space and potential on offer.



## Entrance Hall

Carpet flooring, stairs to first floor, doors to;

## Lounge 22'0" x 11'3" (6.73 x 3.44)

Double glazed window to side & rear, carpet flooring, electric fire, radiator, door to;

## Dining Room/Bedroom 15'0" x 10'2" (4.58 x 3.11)

Double glazed window to front, carpet flooring, radiator, under stairs storage.

## Bedroom 12'10" x 11'3" (3.93 x 3.43)

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

## Kitchen/Diner 16'2" x 12'3" > 9'7" (4.94 x 3.75 > 2.94)

Vinyl; flooring, wall & base units, spaces for appliances, radiator, door to;

## Utility Room

Wall mounted boiler, spaces for appliances , door to;

## Cloakroom

WC & hand wash basin, vinyl flooring.

## FIRST FLOOR

### Landing

Carpet flooring, eaves storage cupboard.

### Bedroom 11'9" x 10'6" (3.60 x 3.21)

Carpet flooring, radiator, double glazed window to front.

### Bathroom

Walk in double shower enclosure, WC, hand wash basin, radiator, storage cupboard, obscure double glazed window to rear.

## EXTERIOR

Driveway leading to Double Garage with up & over door. Garden laid to lawn

## Area Map

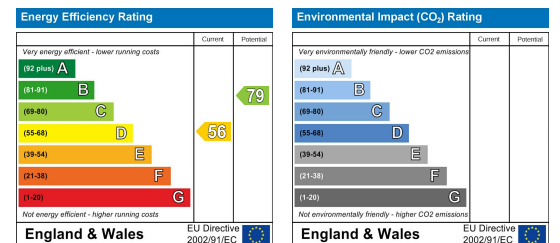


## Floor Plans



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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.



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

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

