



## 14 WESTERGREEN MEADOW, BRAINTREE CM7

OFFERS IN EXCESS OF £575,000

### 4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* DESIRABLE FAMILY HOME \*\*** Welcome to this stunning detached house located in the hugely desirable Westergreen Meadow, Braintree. This property boasts THREE reception rooms, perfect for entertaining guests or relaxing with the family. With FOUR spacious bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space.

Situated on a generous plot with a SOUTH FACING GARDEN, this house offers parking for up to four vehicles, ensuring convenience for you and your guests. The detached double garage provides additional space for storage or could be converted into a workshop for those DIY enthusiasts.

The study is ideal for those who work from home or need a quiet space to focus, while the kitchen/breakfast room is the heart of the home, perfect for enjoying morning coffee or preparing dinner for the family.

Located within walking distance of the station and giving easy access to the A120, this property offers easy access to transportation links, making commuting a breeze. Don't miss out on the opportunity to make this beautiful



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor, doors to;

### Dining Room 11'6" x 11'4" (3.51 x 3.47)

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

### Cloakroom

Hand wash basin, WC.

### Kitchen/Breakfast Room 20'2" x 16'10" > 8'6" (6.15 x 5.15 > 2.61)

Tiled flooring, wall & base units with roll edged work tops, inset sink with central mixer tap, space for range style oven, washing machine & tumble dryer, integral fridge/freezer & dishwasher, dining space, door to side, double glazed window & patio doors to rear.

### Living Room 20'1" x 11'4" (6.13 x 3.47)

Carpet flooring, feature fireplace with log burner, double glazed window to front, patio doors to rear.

### Study 9'9" x 6'10" (2.99 x 2.10)

Laminate flooring, radiator, double glazed windows fro front & rear.

## FIRST FLOOR

### Landing

Carpet flooring, feature double glazed window to front, doors to;

### Master Bedroom 15'8" x 9'2" (4.80 x 2.80)

Carpet flooring, radiator, range of fitted wardrobes, double glazed window to rear, door to;

### En-Suite

Vinyl flooring, pedestal hand wash basin, WC, shower enclosure, obscure double glazed window to side.

### Bedroom Two 11'6" x 10'5" (3.51 x 3.20)

Carpet flooring, radiator, double glazed window to front.

### Bedroom Three 11'5" x 9'5" (3.50 x 2.88)

Carpet flooring, radiator, double glazed window to rear.

### Bedroom Four 11'3" x 7'9" (3.43 x 2.38)

Carpet flooring, radiator, double glazed windows to front & side.

### Bathroom

Bath, pedestal hand wash basin, WC, obscure double glazed window to rear.

## EXTERIOR

### Front

Established planting with path leading to front entrance.

### Rear Garden

Large paved patio area, remainder laid to lawn with established borders, door to Garage, side access gate.

### Double Garage

Double garage with up and over doors. Driveway parking to front.

## Area Map

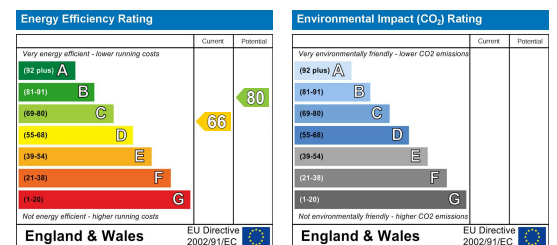


## Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
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## 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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