



## 28 LONDON ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

4 Bedrooms | 1 Bathrooms | 3 Receptions

**\*\* CLOSE TO THE STATION AND AMENITIES \*\*** Welcome to this charming semi-detached house of the Victorian era, located upon the exclusive London Road in the delightful town of Braintree. This character property boasts four spacious bedrooms, offering ample space for a growing family or those in need of extra room, with potential for further space within the large BASEMENT.

Situated close to the town centre, this property provides easy access to local amenities, shops, and restaurants, making it convenient for daily errands and leisure activities. The generous garden adds a touch of tranquillity to the property, perfect for relaxing outdoors or hosting gatherings with friends and family, with TWO single GARAGES located at the rear of the property together with off street driveway parking.

With its potential to be transformed into a cosy family home or a stylish retreat, this property offers a unique opportunity for those looking to create their dream living space. Don't miss out on the chance to make this house your own and enjoy the best of what Braintree has to offer.

**\*\* GUIDE PRICE £425,000 - £450,000 \*\***





Entrance Hall

Stairs rising to first floor, doors to;

Lounge 15'6" x 11'3" (4.74 x 3.45)

Double glazed bay window to front, carpet flooring, feature fireplace, radiator.

Dining Room 13'5" x 10'6" (4.11 x 3.21)

Carpet flooring, radiator, fireplace, double glazed window to side, patio doors to rear

Kitchen/ Breakfast Room 24'2" x 9'8" (7.39 x 2.95)

Tiled flooring, wall & base units with roll edged work surfaces, one and a half stainless steel sink, integral oven, four ring gas hob, integral dishwasher, space for fridge/freezer, radiator, double glazed bay window and two further windows to side aspect. pantry cupboard, door to;

Cloakroom

Hand wash basin, WC, double glazed window to side.

Utility Room

Butler sink, spaces for washing machine & tumble dryer.

Conservatory 10'1" x 9'7" (3.08 x 2.94)

Vinyl flooring, doors to garden.

Basement 16'0" x 15'5" (4.88 x 4.71)

FIRST FLOOR

Landing

Carpet flooring, stairs rising to second floor, doors to;

Bedroom One 16'0" x 15'3" (4.88 x 4.66)

Double glazed bay window and further window to front aspect, carpet flooring, radiator.

Bedroom Two 15'4" x 9'8" (4.68 x 2.95)

Carpet flooring, double glazed window to rear and side, radiator, feature fireplace.

Bedroom Three 13'6" x 10'7" (4.13 x 3.24)

Carpet flooring, bay window to rear, feature fireplace, radiator.

Bathroom

Corner bath with shower over, pedestal hand wash basin, WC, radiator, obscure double glazed window to side aspect.

SECOND FLOOR

Landing

Carpet flooring, door to;

Bedroom Four

Carpet flooring, double glazed dormer window to side aspect, storage cupboard.

EXTERIOR

Front

Garden mainly laid to lawn with established borders, path and steps leading to front entrance & to side access gate.

Garden

Generous garden mainly laid to lawn, mature borders, path leading to back entrance.

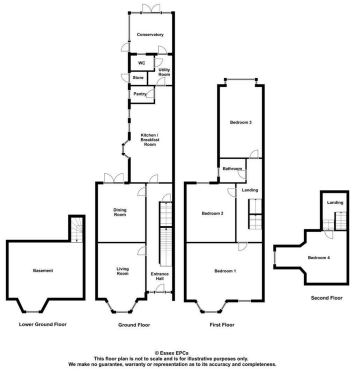
Garages & Parking

Two single garages to rear of property with block paved parking for three vehicles.

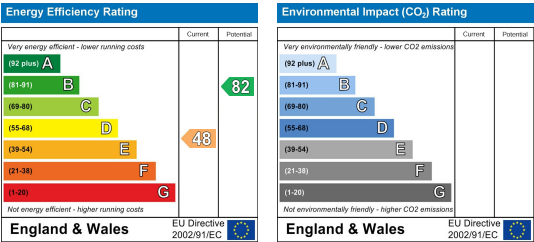
Area Map



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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