



## 9 CHURCH MEADOWS, BRAINTREE CM7

OFFERS IN EXCESS OF £450,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* POTENTIAL COMPLETE ONWARD CHAIN \*\*** Situated within a sought after CUL-DE-SAC on the outskirts of the picturesque village of Bocking, this attractive FOUR bedroom family home benefits from a landscaped rear garden and DOUBLE GARAGE, together with good sized internal living space with TWO RECEPTION ROOMS, and the added benefit of a Utility Room. The Master Bedroom comes with an EN-SUITE shower room, in addition to the modern family bathroom. Conveniently situated close to good local schools and amenities, early viewing is highly advised in order to appreciate the accommodation on offer.





GROUND FLOOR

Entrance Hall

Radiator, stairs rising to first floor, laminate flooring, doors to;

Cloakroom

WC, hand wash basin, extractor fan

Living Room 21’5” x 11’6” (6.55 x 3.51)

Double glazed bay window to front, double glazed patio style doors to rear garden, feature fireplace, carpet flooring

Dining Room 10’5” x 8’5” (3.20 x 2.59)

Double glazed bay window to front aspect, radiator, carpet flooring

Kitchen/Breakfast Room 15’5” x 10’9” (4.70 x 3.30)

Double glazed window to side aspect, range of wall and base level units with roll edged work surfaces, with one and a half stainless steel sink with mixer tap. Double glazed window to rear aspect, integral appliances including four ring gas hob, with extractor over, fridge/freezer. Tiled flooring.

Utility Room

Double glazed window to rear aspect, range of wall and base level units with work surface over incorporating a stainless steel sink and drainer. Spaces for washing machine and dishwasher, wall mounted gas boiler, radiator

FIRST FLOOR

Landing

Double glazed window to rear aspect, airing cupboard, storage cupboard, loft access, radiator, doors to;

Master Bedroom 11’5” x 11’5” (3.48 x 3.48)

Double glazed window to front aspect, quadruple fitted wardrobes, radiator, carpet flooring, door to;

En-Suite

Obscure double glazed window to side aspect, walk in shower enclosure, WC, pedestal hand wash basin

Bedroom Two 11’8” x 8’7” (3.56 x 2.64)

Double glazed window to front aspect, radiator, carpet flooring

Bedroom Three 9’3” x 8’2” (2.82 x 2.51)

Radiator, carpet flooring, double glazed window to rear aspect

Bedroom Four 9’3” x 7’4” (2.84 x 2.26)

Carpet flooring, double glazed window to rear aspect, radiator

Family Bathroom

Bath with shower over, low level WC, pedestal hand wash basin, obscure double glazed window to front aspect. radiator

EXTERIOR

Front

Wrought iron railings to front, with path leading to front entrance

Garden

Commencing with a patio area leading to raised garden largely to lawn, mature borders, access to Garage

Double Garage

Double driveway leading to 2 x up and over Garage doors situated to the rear of the property

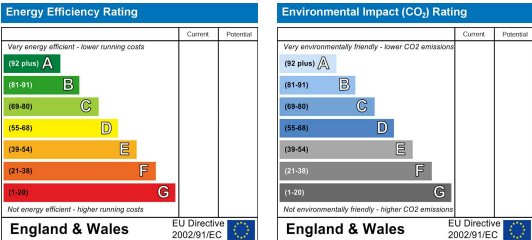
Area Map



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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