



7 MARSHALLS ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £500,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** NEWLY RENOVATED THROUGHOUT.....WITH POTENTIAL TO EXTEND STPP **** Situated within the EXCLUSIVE Marshalls Road, just a short walk from the Town Centre and Station, as well as offering quick access to both the Flitch Way, and the nearby A120, this BEAUTIFULLY REFURBISHED home is completely BRAND NEW throughout and available CHAIN FREE, benefitting from new plumbing and heating system, superbly finished Kitchen & Bathroom suites, NEW WINDOWS & DOORS, whilst being entirely plastered and decorated throughout. Situated upon a generous plot, offering scope for further extension to create an enlarged FOUR bedroom family residence with lapsed consent previously GRANTED, the property boasts good frontage whilst also offering a 100' rear garden, making this an enviable family home with HUGE POTENTIAL. Early viewing is highly advised in order to appreciate the accommodation on offer.



Notes

Planning permission was granted under reference 21/03368/HH by Braintree District Council for a further two storey rear extension. Plans are available to view online at <https://publicaccess.braintree.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R2l95JBFH4PO0>

GROUND FLOOR

Entrance Hall

Stairs rising to first floor, LVT flooring, under stair storage cupboard, doors to:

Bedroom Three/Study 13'5" x 8'6" (4.1 x 2.61)

Carpet flooring, window to front aspect, radiator

Bathroom

Brand new suite with walk in double shower enclosure, separate bath, hand wash basin inset to vanity unit, WC, towel radiator, obscure window to side aspect

Utility Room

Door to side aspect, base level units with inset sink and drainer, spaces for Washing Machine and Tumble Dryer

Kitchen/Diner 21'3" x 13'4" (6.48 x 4.07)

LVT flooring throughout, double glazed window and french doors to rear garden, spacious dining area. Kitchen comprising of modern high gloss wall and base level units with edged work surfaces, with inset one and a half sink, ceramic hob with extractor over, integral double oven, fridge-freezer, and dishwasher.

Living Room 32'1" x 12'9" > 8'1" (9.78 x 3.91 > 2.48)

Carpet flooring, windows to front and side aspect with french doors opening to the rear garden, 2 x radiators, potential to divide into two separate reception rooms if desired

FIRST FLOOR

Landing

Carpet flooring, walk in storage cupboard, window to front aspect, doors to:

Cloakroom

WC and hand wash basin inset to vanity unit

Master Bedroom 15'8" x 12'9" (4.79 x 3.91)

Carpet flooring, double glazed windows to front and side aspect, fitted cupboard, radiator

Bedroom Two 15'7" x 10'7" (4.77 x 3.23)

Carpet flooring, windows to side and rear aspect, radiator

EXTERIOR

Front

Concrete driveway with parking for 2-3 vehicles, remaining front garden to lawn with path to front entrance door

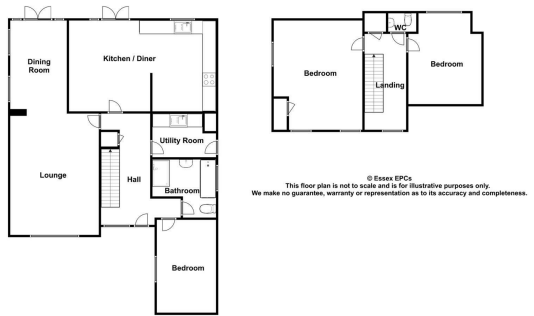
Rear Garden

Commencing with a paved patio area, leading to garden approaching 100' in length, laid largely to lawn with path to lower garden. Enclosed borders, side access to front.

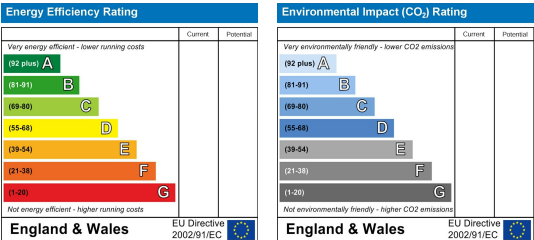
Area Map



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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