



39 COURTAULD ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £600,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Nestled in the sought-after area of Courtauld Road, Braintree, this charming detached house offers a perfect blend of space and comfort. Built in 1945, the property boasts an impressive amount of living space with HUGE POTENTIAL TO EXTEND STPP, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own space.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The two bathrooms provide convenience for busy mornings, ensuring that the household runs smoothly.

One of the standout features of this property is the large south-facing garden, which offers a wonderful outdoor space for relaxation and play. Whether you are hosting summer barbecues or simply enjoying a peaceful afternoon in the sun, this garden is sure to impress.

Parking will never be an issue here, as the property accommodates multiple vehicles upon the generous frontage, providing plenty of space for family and friends. Additionally, the absence of an onward chain makes for a



GROUND FLOOR

Entrance Hall

Stairs rising to first floor, double glazed window to front, under stairs storage cupboard, radiator, doors to;

Living Room 20'9" x 11'10" (6.35 x 3.63)

Parquet flooring, two radiators, double glazed windows to side & rear, french doors to side.

Dining Room 13'10" x 12'0" (4.24 x 3.66)

Laminate flooring, double glazed windows to front & side, feature fireplace, archway to Kitchen.

Kitchen 11'10" x 9'3" (3.63 x 2.82)

Tiled flooring, wall & base units with oak worktops, inset double butler sink with mixer tap, integral eye level double oven, five ring gas hob with extractor over, space for fridge/freezer, double glazed window to rear, open pantry with sink, door to;

Lobby

Tiled flooring, space for washing machine & tumble dryer, door to cloakroom, door to side.

Cloakroom

Tiled flooring, wash hand basin inset to vanity, WC, obscure double glazed window to side, radiator.

FIRST FLOOR

Landing

Carpet flooring, three double glazed windows to front & one to side, radiator, loft access, two storage cupboards, doors to;

Bedroom One 12'0" x 10'8" (3.66 x 3.27)

Carpet flooring, double glazed windows to front, radiator, door to ensuite.

Ensuite

Vinyl flooring, shower enclosure, wash hand basin & WC inset to vanity unit, chrome towel radiator, obscure double glazed window to side.

Bedroom Two 12'11" x 10'9" (3.94 x 3.28)

Carpet flooring, double glazed windows to side, radiator

Bedroom Three 12'0" x 10'9" (3.66 x 3.28)

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

Bedroom Four 13'10" x 7'10" (4.22 x 2.39)

Carpet flooring, double glazed window to rear, radiator.

Bathroom

Tiled flooring, bath with shower over, hand wash basin inset to vanity unit, WC, heated towel rail, double glazed obscure window to side.

Shower Room

Shower enclosure, wash hand basin, double glazed window to front.

EXTERIOR

Garden

Large paved patio area, generous garden laid to lawn, established borders, side access.

Front

Driveway parking for numerous vehicles.

Garage

Single garage

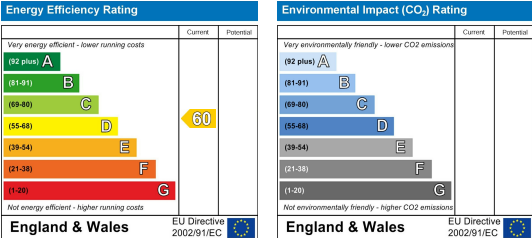
Area Map



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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