



15 BARTON TERRACE, BOVINGDON ROAD, BRAINTREE

GUIDE PRICE £480,000

4 Bedrooms | 3 Bathrooms | 2 Receptions

**** IDYLLIC SETTING **** Offering stunning views towards St Mary's Church within the picturesque village of Bocking, this larger than average family home offers versatile and generous living accommodation, boasting a 22' LIVING ROOM, modern KITCHEN/BREAKFAST ROOM, separate Dining Room, together with FOUR DOUBLE BEDROOMS, two EN-SUITE bathrooms, whilst externally offering a GARAGE, with driveway parking located at the rear of the property for at least three vehicles. This unique opportunity to acquire an enviable family home within this sought after village won't be available forever, and early viewing is advised in order to appreciate both the spacious accommodation on offer, together with the enviable frontal views.



GROUND FLOOR

Entrance Hall

Carpet flooring, radiator, stairs to first floor, doors to;

Cloakroom

WC, hand wash basin inset to vanity unit, radiator, obscure window to front aspect

Kitchen/Breakfast Room 17’3” x 10’0” (5.27 x 3.07)

Laminate flooring, kitchen with high gloss wall and base level units with oak work surfaces incorporating a return breakfast bar, integral double oven, four ring ceramic hob with extractor over, integral dishwasher, washing machine, fridge-freezer. Double glazed window and french doors to rear aspect and window to side, opening to Dining Area with dining space, french doors to;

Dining Room 15’6” x 10’6” (4.73 x 3.22)

Carpet flooring, triple glazed bay window to front aspect, carpet flooring, radiator, door to;

Living Room 22’11” x 11’8” (7.01 x 3.57)

3 x triple glazed windows to front aspect, carpet flooring, radiator, door to rear aspect

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to;

Master Bedroom 14’6” x 11’9” (4.44 x 3.59)

2 x triple glazed windows to front aspect, double glazed window to rear aspect, carpet flooring, radiator, opening to;

Dressing Room 6’8” x 6’2” (2.05 x 1.90)

Fitted wardrobes, double glazed window to front aspect, radiator, door to;

En-Suite

Walk in shower enclosure, WC, hand wash basin inset to vanity unit, anthracite heating towel radiator, obscure window to rear aspect

Bedroom Two 10’8” x 10’8” (3.27 x 3.27)

Double glazed window to side and rear aspect, carpet flooring, radiator

En-Suite

Shower enclosure, WC, hand wash basin, radiator

Bedroom Three 10’4” x 8’5” (3.16 x 2.58)

Triple glazed window to front aspect, radiator, carpet flooring, built in cupboard

Bedroom Four 10’5” x 6’5” (3.20 x 1.97)

Carpet flooring, radiator, triple glazed window to front aspect, fitted wardrobe

Bathroom

Bath, WC, hand wash basin, radiator, obscure window to rear

EXTERIOR

Front

Front garden laid to lawn with wrought iron railings to front. Path to front entrance door.

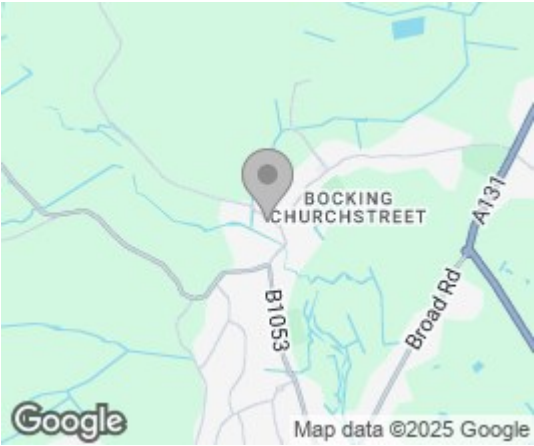
Rear Garden

Garden laid to lawn with south facing rear aspect, gate to rear leading to Driveway and Garage

Garage

Detached single Garage to the rear of the property with up and over door to front, driveway with parking for three vehicles

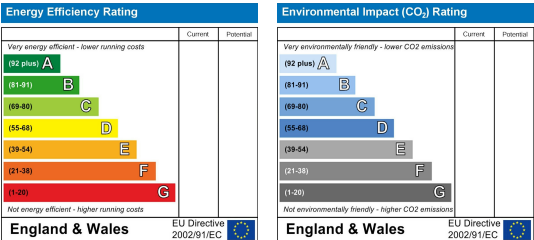
Area Map



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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