



## SHALFORD HOUSE THE STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £650,000

### 5 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* NO ONWARD CHAIN \*\*** Nestled in the charming village of Shalford, Braintree, this exquisite and VERSATILE detached family home offers a perfect blend of space, comfort, and modern elegance. With an impressive five bedrooms and three well-appointed bathrooms, this property is ideal for families seeking room to grow and thrive.

Upon entering the spacious hallway, you are greeted by THREE spacious reception rooms, each designed to cater to various needs, whether it be entertaining guests, enjoying family time, working from home, or simply relaxing in a tranquil setting. The high-end internal finish throughout the home together with an abundance of natural light reflects a commitment to quality and style, ensuring that every corner is both functional and aesthetically pleasing.

One of the standout features of this property is the EXTENDED KITCHEN/FAMILY ROOM, which provides fantastic space for the growing family to enjoy, whilst the CONVERTED LOFT SPACE offers space for a perfect home office, playroom, or guest accommodation. The generous layout allows for a seamless flow between rooms, making it an inviting space for both family living and entertaining.

Outside, the property boasts ample parking for multiple vehicles, a rare find in such a sought-after village location. The expansive outdoor area offers potential for gardening, outdoor dining, or simply enjoying the peaceful surroundings.



GROUND FLOOR

Entrance Hall

Oak flooring, stairs rising to first floor, doors to:

Cloakroom

Vinyl flooring, wall mounted hand wash basin, WC.

Dining/Playroom 20'2" x 10'0" (6.16 x 3.05)

Oak flooring, radiator, double glazed windows to front & side.

Living Room 17'10" x 12'9" (5.44 x 3.91)

Oak flooring, radiator, open fireplace, double glazed window to rear.

Kitchen/Family Room 28'11" x 9'11" (8.83 x 3.04)

Luxury vinyl tiled flooring, wall & base high gloss units, inset sink with mixer tap, integral eye level double oven, induction hob with extractor, integral dishwasher, fridge & wine cooler, two radiators, bifold doors to rear, personnel door to side.

Utility Room

Base & wall units, stainless steel sink, spaces for appliances, double glazed window to front.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front, stairs leading to second floor.

Master Bedroom 13'0" x 10'2" (3.98 x 3.10)

Laminate flooring, two double glazed windows to rear, built in wardrobes, radiator, door to:

En-suite

Tiled flooring, shower, WC, wash hand basin inset to vanity unit, chrome heated towel rail, obscure double glazed window to rear.

Bedroom Two 11'10" x 10'3" (3.62 x 3.13)

Laminate flooring, double glazed window to front, radiator, door to:

En-suite

Tiled flooring, shower, wash hand basin, WC, chrome heated towel rail, obscuredouble glazed window to side.

Bedroom Three 10'10" x 10'0" (3.32 x 3.06)

Carpet flooring, double glazed window to side, radiator.

Bedroom Four 10'0" x 8'9" (3.07 x 2.69)

Laminate flooring, double glazed window to front, radiator.

Bathroom

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

SECOND FLOOR

Landing

Carpet flooring.

Loft Room 27'9" x 13'0" (8.48 x 3.97)

Laminate flooring, three velux windows, eaves storage

EXTERIOR

Garden

Spacious paved patio area with remainder laid to lawn, door to garage.

Front

Picket fencing to front, large driveway area with gate to rear garden leading to Garage

Double Garage

Double garage with up & over door.

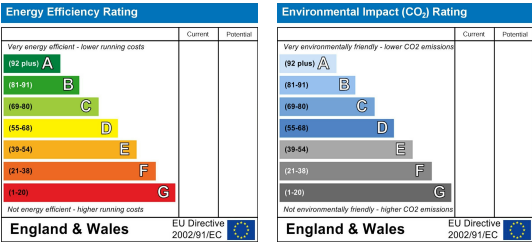
Area Map



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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