



## 16 CRESSING ROAD, BRAINTREE CM7

GUIDE PRICE £375,000

3 Bedrooms | 1 Bathrooms | 3 Receptions

**\*\* BEAUTIFUL HOME WITH CHARACTER \*\*** Situated within short walking distance of many local amenities, including the Town Centre and Braintree Village, this beautifully maintained property offers deceptively spacious internal accommodation, with THREE reception rooms including a great sized basement, which suits a variety of uses. The 18' KITCHEN/BREAKFAST ROOM overlooks the pristinely maintained rear garden, which offers a fabulous quiet enjoyment space during the warmer seasons. THREE DOUBLE BEDROOMS are on offer, together with a spacious four piece bathroom suite, whilst the property further benefits from an integral GARAGE and block paved driveway to front. Internal viewing is highly advised in order to appreciate the wonderful space and tasteful finish on offer.



## GROUND FLOOR

### Lounge 14'9" x 14'5" (4.51 x 4.41)

Carpet flooring, double glazed bay window to front, open fireplace, radiator, opening to;

### Dining Room 14'10" x 10'11" (4.53 x 3.34)

Polished floorboards, feature fireplace, double glazed window to rear, radiator, door to Cellar, door to;

### Kitchen 18'6" x 10'9" (5.65 x 3.30)

Vinyl flooring, wall & base shaker style units with oak work tops, double butler sink, integral eye level double oven, gas hob with extractor over, spaces for dishwasher, washing machine & fridge/freezer, radiator, double glazed windows to side & rear, side door and french doors to garden.

## Cellar

Carpet flooring, radiator.

## FIRST FLOOR

### Landing

Carpet flooring, doors to;

### Bedroom One 13'11" x 11'5" (4.25 x 3.48)

Carpet flooring, built in storage cupboard, feature fireplace, double glazed window to front, radiator.

### Bedroom Two 13'8" x 11'1" (4.17 x 3.38)

Polished floorboards, built in wardrobe, storage cupboard with loft access, feature fireplace, double glazed window/door to rear.

### Bedroom Three 14'2" x 7'4" (4.34 x 2.24)

Carpet flooring, feature fireplace, double glazed window to front, radiator.

### Bathroom

Tiled flooring, roll top bath, shower enclosure, hand wash basin & WC inset to vanity unit, heated towel rail, feature fireplace, double glazed window to rear.

## EXTERIOR

### Garage

Large integrated garage, power & lights connected.

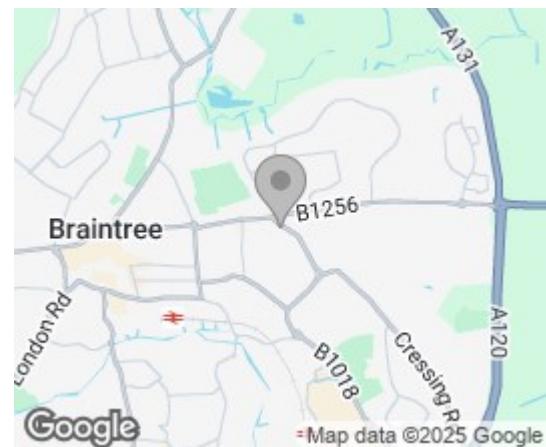
### Driveway

Block paved driveway with parking for two vehicles.

### Garden

Fully enclosed garden with paved patio areas, manicured lawn & well stocked flower borders.

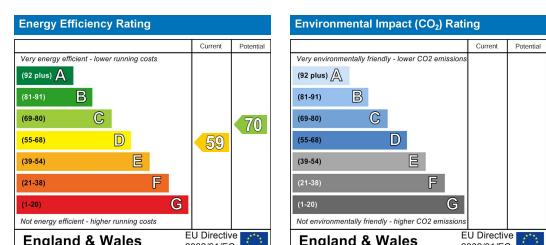
## Area Map



## 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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