



GAME ESTATES

PROPERTY SALES & LETTINGS

Braintree 01376 315815 Mersea 01206 384810 Tollesbury 01621 869986

[www. Game-Estates.co.uk](http://www.Game-Estates.co.uk)

16 Marshalls Road,
Braintree, Essex, CM7 2LL

Offers in excess of £675,000



- Detached
- Five Double Bedroom
- Three En-Suites
- Driveway
- Walking distance to Train Station
- No Onward Chain
- Sought After Location!

Game Estates is delighted to present this exquisite Five-Bedroom Detached property, located on Marshalls Road, one of the most sought-after addresses in Braintree. This home is offered in immaculate condition, featuring a modern design and thoughtful layout that combines luxury with functionality. With a modern design that seamlessly blends elegance and functionality, the property boasts three en-suite bedrooms, each providing privacy and convenience. Situated in a private cul-de-sac, the home offers a sense of exclusivity and tranquillity while being just a short walk from the town centre and the mainline station with direct services to Liverpool Street. This balance of privacy and accessibility ensures an ideal living experience for families and commuters alike.

Entrance Hall 15' 4" x 14' 2"

The entrance hall exudes an impressive blend of stature and elegance, creating a striking first impression. The low-maintenance tiled floor adds both practicality and style, while the architectural radiator serves as a functional yet sophisticated design feature, enhancing the room's modern appeal.

Cloakroom 5' 5" x 2' 9"

The cloakroom features a toilet, a modern sink, and a radiator for added comfort. Conveniently located off the central entrance hall, it provides easy access for guests and everyday use

Living Room 17' 6" x 14' 1"

The living room is situated at the front of the house and benefits from dual-aspect windows that fill the space with natural light. Large doors lead seamlessly into the family room, creating an open yet defined living area. The room features a high-gloss tiled floor, adding a sleek and modern touch, complemented by a stylish fireplace and radiator for warmth. Inserted spotlights enhance the ambiance, providing practical and elegant lighting.

Family Room 26' 3" x 22' 3"

The family room truly stands as the highlight of this property. This expansive space boasts a high-gloss tiled floor that adds a contemporary flair. Dual aspect windows invite plenty of natural light, further enhancing the room's bright and airy atmosphere. The room is beautifully illuminated with inserted lighting, ensuring a warm and welcoming ambiance throughout. French doors open directly onto the garden, creating a seamless flow between the indoor and outdoor living areas. It's an immense room, perfect for both family gatherings and entertaining guests.

Kitchen/Diner 26' 6" x 11' 6"

The kitchen/diner is both modern and sleek, offering a stylish yet functional space for family meals and entertaining. The satin hard-tiled floor complements the overall clean aesthetic, while the shaker-style floor and wall units provide ample storage and a timeless design. Gloss black worktops add a touch of sophistication, and the integrated extractor fan ensures a fresh and airy environment. Inserted lighting throughout enhances the space, making it bright and welcoming. This kitchen/diner is in excellent condition, creating a perfect setting for everyday family dining.

Utility/Office 16' 9" x 6' 10"

The utility room, conveniently located near the front of the property off the main entrance hall, offers a versatile and practical space. It features shaker-style base units, a stainless-steel inset sink with a right-hand drainer, and a sleek chrome mixer tap. With ample room for a large fridge freezer, this space is not only functional but also adaptable, providing plenty of room to serve as a home office or multi-purpose area, tailored to your needs.

Master Bedroom One 14' 7" x 13' 8"

The master bedroom is a generously sized double bedroom located at the rear of the property, offering a tranquil view of the garden through its large window. The room features elegant wooden flooring, which enhances the warm and inviting atmosphere. Built-in wardrobes provide ample storage space while maintaining the room's clean and uncluttered aesthetic. Additionally, the master bedroom benefits from its own en-suite, adding convenience and a touch of luxury.

En Suite to Bedroom Master 7' 9" x 4' 10"

The en-suite bathroom, featuring a rear-facing window, is fully tiled from floor to ceiling for a sleek and modern look. It includes a bath with an overhead shower and a glass shower screen for convenience. A pedestal sink and close-coupled toilet complement the room's practical design, while the tiled floor adds a polished finish. This well-appointed en-suite offer both style and functionality.

Bedroom Two 11' 5" x 9' 2"

This double bedroom, situated at the rear of the property, offers a serene view through its large rear-aspect window. The room features built-in wardrobes, providing ample storage while maintaining a clean and organized look. It also benefits from a private en-suite, adding convenience and ensuring a luxurious and self-contained space.

En Suite to Bedroom Two 9' 9" x 2' 8"

The en-suite features a modern walk-in shower, a sleek toilet, and a compact sink, combining functionality with a clean and streamlined design. This private bathroom offers practicality and comfort, making it a perfect addition to the bedroom.

Bedroom Three 10' 1" x 9' 9"

Bedroom Three is a spacious double bedroom designed with practicality and comfort in mind. The room features elegant wooden flooring, a built-in wardrobe for convenient storage, and its own private en-suite.

En Suite to Bedroom Three 4' 9" x 2' 3"

The en-suite is equipped with a walk-in shower, a close-coupled toilet, and a pedestal sink, providing a modern and functional space.

Bedroom Four 13' 5" x 10' 7"

Bedroom Four is a generously sized double bedroom, offering ample space and comfort. It features a side-aspect window that provides plenty of natural light. The room is finished with elegant wooden flooring, built-in wardrobes for practical storage, and inset shelving, perfect for displaying personal touches or additional organization.

Bedroom Five 9' 3" x 7' 4"

a well-proportioned double bedroom that benefits from dual-aspect windows, allowing for an abundance of natural light and a bright, airy feel. The room is finished with sleek wooden flooring, creating a clean and stylish look, making it a versatile space for a bedroom, guest room, or study.

Family Shower room 8' 5" x 4' 7"

The family shower room is a contemporary space featuring a front-aspect window that fills the room with natural light. It is fitted with a spacious double walk-in shower, a close-coupled toilet, and a sleek sink. The walls are adorned with modern high-gloss grey tiles that extend from floor to ceiling, creating a polished and luxurious feel. A chrome towel rail adds a functional yet stylish touch, completing this well-designed and practical bathroom.

Rear Garden


The large rear garden is a well-established space, predominantly laid to lawn and enhanced by several mature trees that add character and privacy. At the rear of the house, a raised patio area sits under a charming timber veranda, creating a perfect spot for relaxation or outdoor dining while enjoying views of the garden. This outdoor space is ideal for families, offering ample room for children to play and for entertaining guests in a beautiful setting.

Front Garden

The property benefits from a full-width driveway, entirely blocked-paved, offering ample parking space for multiple vehicles. This is ideal for a growing family, providing convenience and flexibility for everyday use, as well as additional space for guests or visiting family members. The driveway ensures easy access to the house while enhancing the overall curb appeal of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR







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