

oakheart



£425,000

Guide Price  
Sunnyside, Braintree



GUIDE PRICE: £425,000 to £450,000

Ideally located within walking distance of Braintree Town Centre and the railway station with direct links to London Liverpool Street, this beautifully extended four-bedroom semi-detached home offers a superb blend of space, comfort and convenience—perfect for modern family living.

Stepping inside, you are welcomed into a spacious hallway that leads to a stylish and versatile ground floor. At the heart of the home is a stunning open-plan kitchen and breakfast room, complete with a tiled floor, ample wall and base units, and space for a range cooker, American-style fridge freezer, dishwasher and more. Natural light pours in through dual rear-facing windows

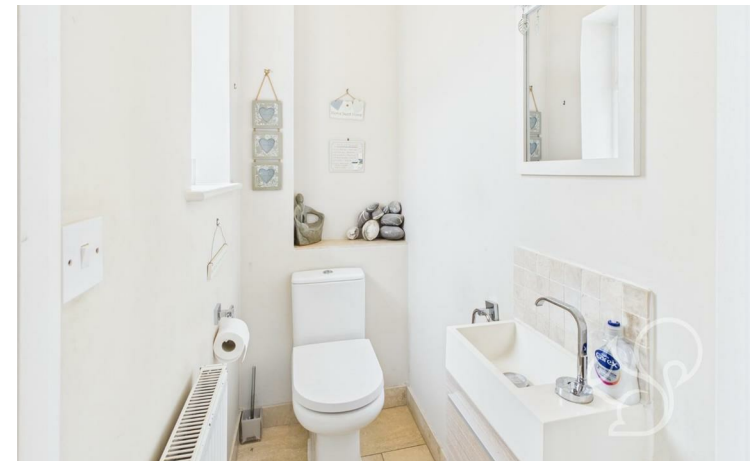
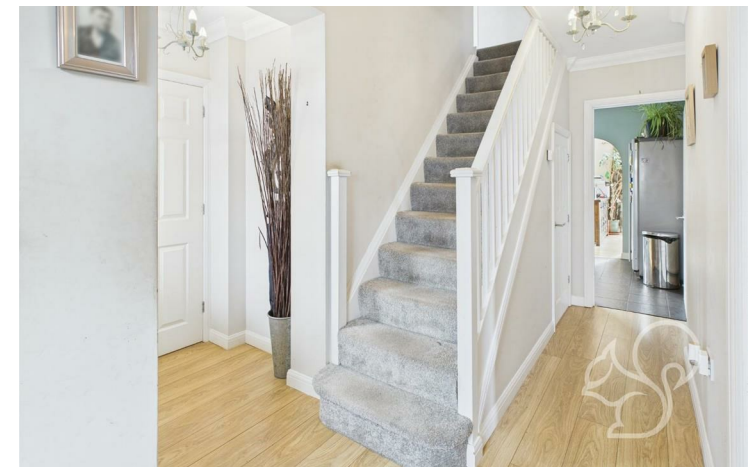
and skylights, making it a bright and inviting space ideal for family meals or entertaining. The adjacent utility room adds extra functionality, with space for laundry appliances and access to additional storage.

The ground floor also boasts three generously sized reception areas including a comfortable living room that opens through to an extended dining space with French doors leading to the garden. There's also a separate study—ideal for remote work or a quiet retreat—and a modern cloakroom with vanity unit.

Upstairs, the home continues to impress with four well-proportioned double bedrooms. The primary bedroom benefits from its own en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. Both

bathrooms feature stylish fixtures including heated towel rails and inset units for a sleek finish.

Outside, the rear garden extends over 70 feet and has been thoughtfully landscaped, beginning with a paved patio area and leading to a generous lawn. A raised gazebo at the far end, complete with lighting and power, provides a charming outdoor retreat for summer evenings or alfresco dining. The front of the property offers ample driveway space for up to three vehicles.





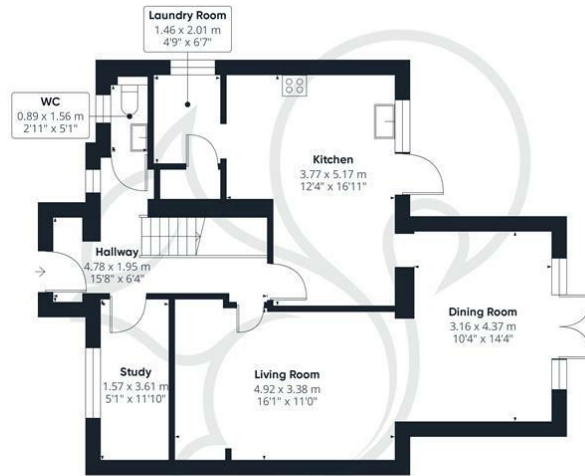












Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
121 m<sup>2</sup>  
1303 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Local Authority:**  
Braintree District Council

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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