

for sale

£650,000



Courtauld Road BRAINTREE CM7 9BE

We are delighted to offer this spacious four bedroom detached house which has good sized established rear garden and a good size frontage which provides plenty of off street parking and access to the garage.



Courtauld Road BRAINTREE CM7 9BE

Entrance Hall

Entrance door to entrance hall with a return staircase to the first floor landing, under stairs cupboard, radiator

Living Room

20' 10" x 11' 11" (6.35m x 3.63m)

Double glazed windows to side and rear, two radiators, parquet flooring, double glazed patio doors to the side giving access to the rear garden

Dining Room

13' 11" x 12' (4.24m x 3.66m)

Double glazed windows to front and side, radiator, laminate flooring, archway to the kitchen

Kitchen

11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed window to the rear, wall mounted units, cooker hood, oven housing unit with electric double oven, double bowl butler style sink with an extendable mixer tap and five ring gas hob inset to wooden work top with a range of cupboards and drawers under, tiled splash backs, tiled flooring, radiator. There is an additional kitchen area with wall mounted units, sink with mixer tap inset to wooden work top with cupboards under

Lobby

Door to side, wall mounted gas fired combination boiler, tiled flooring, door to cloakroom

Ground Floor Cloakroom

Obscure window to side, low level YWCA, vanity wash hand basin with mixer tap and cupboard under, tiled walls, tiled flooring, radiator

Landing

Three double glazed windows to the front, double glazed window to the side, radiator, access to loft, two storage cupboards

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)

Three double glazed windows to front, double glazed window to the side, radiator

Bedroom Two

12' 11" x 10' 9" (3.94m x 3.28m)

Two double glazed windows to side, radiator

Bedroom Three

12' x 10' 9" (3.66m x 3.28m)

Two double glazed windows to the side, double glazed window to the rear, radiator

Bedroom Four

13' 10" x 7' 10" (4.22m x 2.39m)

Double glazed window to the rear, radiator

Bathroom

Double glazed obscure window to the side, panelled bath with



mixer tap with shower attachment and electric shower above, shower screen, vanity wash hand basin with mixer tap and cupboard under, low level WC, tiled walls, heated towel rail, tiled flooring

Shower Room

Converted WC into shower room with tiled shower cubicle and wash hand basin, double glazed window to the front

Outside

The rear garden is mainly laid to lawn with a paved patio, central rockery, flower and shrub beds, established trees, enclosed by wood panelled fencing, covered storage area to the side. The front garden has a driveway leading to the garage and an additional shingled covered area which can provide more parking







Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT307750 - 0003

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/BRT307750



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk