



## Bradford Street

Bocking, Braintree, CM7 9AU

**Guide Price £425,000**

Freehold  
Tax Band: E



Boasting **FOUR DOUBLE BEDROOMS** is this deceptively **SPACIOUS** three-storey period cottage, packed full of original character features - located within a stone's throw of Braintree Town Centre. Offering a spacious 27' long hallway & cloakroom, **BAY-FRONTED SITTING ROOM** with brick fireplace, **SPACIOUS 19' KITCHEN DINER & UTILITY ROOM**, family bathroom & additional shower room (or **EN SUITE** to the second-floor guest bedroom), parking to front and **UNOVERLOOKED COURTYARD GARDEN** with brick outbuilding. Viewings are a necessity to appreciate the true size of this cottage - contact Hamilton Piers to arrange!



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## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

27' 10" x 8' 05" max (8.48m x 2.57m max)

Entrance door to front, two radiators, window to front aspect, stairs ascending to first floor, under stair storage cupboard, solid wood flooring.

### CLOAKROOM/WC:

Low level WC, wash hand basin, part tiled walls, tiled flooring.

### SITTING ROOM:

16'1" x 9'1" (4.90m x 2.77m)

Boxed bay window to front aspect, telephone point, TV point, walk-in storage cupboard, wooden flooring, feature Inglenook Fireplace with brick surround.

### KITCHEN DINER:

19'9" x 13'1" max (6.02m x 3.99m max)

### DINING AREA:

Radiator, window to rear aspect, wooden flooring, feature brick fireplace.

### KITCHEN AREA:

Two windows to rear aspect, matching wall and base units with inset sink with bowl and drainer, part tiled walls, tiled flooring, access to pantry storage cupboard housing fridge freezer, integrated oven with gas hob, integrated dishwasher.

### UTILITY ROOM / REAR LOBBY:

6'4" x 5' (1.85m x 1.52m)

Part glazed door & window to rear aspect, matching wall & base units with worktops over, inset sink with side drainer unit, space for washing machine, tiled floor.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Window to rear aspect, radiator, two storage cupboards, stairs ascending to the second floor, doors to:

### BEDROOM ONE:

18'1" x 11'5" (5.49m x 3.48m)

Window to front aspect, radiator, built in wardrobe, feature fireplace with ornate surround.

### BEDROOM THREE:

14'4" max x 10'0" plus recess (4.37m max x 3.05m plus recess)

Window to rear aspect, radiator, built-in wardrobe.

### FAMILY BATHROOM:

Window to front aspect, panelled bath with shower attachment to taps, low level wc, pedestal hand basin, radiator.

## SECOND FLOOR ACCOMMODATION:-

### LANDING:

Radiator, doors to:

### INNER HALL/LANDING:

Door to bedroom and shower room.

### BEDROOM TWO / GUEST BEDROOM:

19'1" x 9'8" max (5.82m x 2.95m max)

Ideal as a guest suite - with the ability to use the shower room as a private en suite - or could be used as the master bedroom.

Window to front aspect, radiator, vaulted ceiling with exposed beams, telephone point.

### SHOWER ROOM / EN SUITE:

Could be used as a shower room to the second floor, offering facilities to both bedrooms, or as a private en suite to the front bedroom.

Pedestal hand wash basin, radiator, WC, double shower cubicle, tiled walls.

### BEDROOM FOUR:

14'7" max x 6'9" (4.45m max x 2.06m)

Window to rear aspect, radiator.

## EXTERIOR:-

To the immediate front of the property is space to park one vehicle, with additional on and off street parking available to the front or a few yards down the road (on the same side of the road).

The rear garden commences with a large paved patio with steps rising to an additional patio/seating area, brick built outbuilding (original wash house), gated access through neighbouring garden to Woolpack Lane).

## AGENTS NOTES:-

Contact Hamilton Piers to view.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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