

**Detached: Braintree**

**Guide Price  
£625,000**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Detached renovation project situated in the heart of Braintree, offering substantial living accommodation over two floors within a generous plot extending to approximately 0.29 acres.

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## DETAILS

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### LOCATION

The property is situated on Stilemans Wood, a quiet, residential cul-de-sac. The property is within 1.5 miles walk of Braintree railway station and the Town Centre which provides direct access to London Liverpool Street in approximately 40 minutes.

The property is approximately 16.5 miles from Stanstead Airport. It has good access to the A120 at Galleys Corner, providing routes to Bishops Stortford,

Chelmsford, Colchester and beyond.

Beckers Green Primary School and Alec Hunter Academy are within easy reach. Braintree Village shopping outlet is approximately a 15-minute walk being approximately 1 mile distant.

## **THE PROPERTY**

### *Ground Floor*

- Wooden Front Door
- Hallway: (7.10x 2.03m) with laminate flooring & two built-in storage cupboards.
- Living Room: (4.66 x 4.39m) Herringbone flooring with brick fireplace, S/G bay window, with S/G casement window, serving hatch to the kitchen, beam details throughout and double wooden doors to sunroom.
- Garden Room: (3.92 x 3.82m) Lino flooring with S/G windows and doors to the garden with serving hatch to the kitchen.
- Dining Room: (3.30 x 3.23m) Lino flooring, serving hatch, built-in wall shelving and storage cupboard.
- Kitchen: (3.87 x 3.87m) Serving Hatch, S/G window to the garden, stainless steel sink, 2 x electric oven with separate electric hobs, laminate cupboard and worktops with breakfast bar to the dining room.
- Rear Hallway: (1.29 x 2.80m) Tiled flooring, 2 x wooden doors, S/G timber windows with built-in storage cupboard with utility connections.
- Bathroom: Laminate tiled flooring, fitted bath, part tiled walls, toilet, S/G window with obscured glass, sink and cupboard unit.
- Bedroom 3: (3.46 x 2.72 m) Carpet & S/G window.
- Bedroom 4: (4.30 x 3.32m) Carpet & S/G bay window.
- Bedroom 5/ Play Room: (3.41 x 2.50) Carpet & S/G bay window with under stairs storage.

### *First Floor*

- Bathroom: (3.18 x 2.04m) Tiled floor, WC, Sink, UPVC D/G window with obscured glass, heated towel rail, walk-in shower cubicle.
- Bedroom1: (4.70 x 4.94m) Dual aspect, 2 x UPVC D/G windows

with laminate flooring.

- Dressing Room: (3.38 x 2.20m) UPVC D/G French doors, laminate flooring.
- Bedroom 2: (4.86 x 3.43m) Triple aspect with laminate flooring, 2 x UPVC D/G dormer windows, 2 x S/G windows with secondary glazing.

## **EXTERNALLY**

The property is adjacent to Stileman's Wood with dual gated entrances to a wrap-around driveway within a brick-built boundary wall.

The garden has several shrub borders, with paved and concreted areas.

Detached, concrete, prefabricated double garage / workshop with plumbing for WC and covered canopy area. (7.30 x 5 m)

Second detached, brick-built garage with up and over door. (5.40 x 2.70m)

## **OVERAGE**

There will be an Overage for 25 years

The Overage will not trigger for:

1. Any development ancillary to the use of the existing dwelling as a single residential dwelling (e.g. garage, storage, workshop, annexe, or pool house).

The Overage will trigger for:

1. Any planning permission for change of use or development other than those permitted above.

The payment will be due on the implementation of the planning consent. The overage will apply to successors in title and heirs of the current Vendor. If triggered the overage will require of 25% of the increase in value to be paid to the Vendor (being the difference in value of the property with and without the planning permission).

## **TOWN & COUNTRY PLANNING**

The local planning authority is Braintree District Council. The property is located within the development boundary of Braintree. Buyers must make their own inquiries as to the scope for refurbishment, renovation, redevelopment or alternative uses of the property.

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

We understand that mains water and electricity are connected. There is gas fired central heating and mains drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band E.

### **EPC**

The property is classed as Band E.

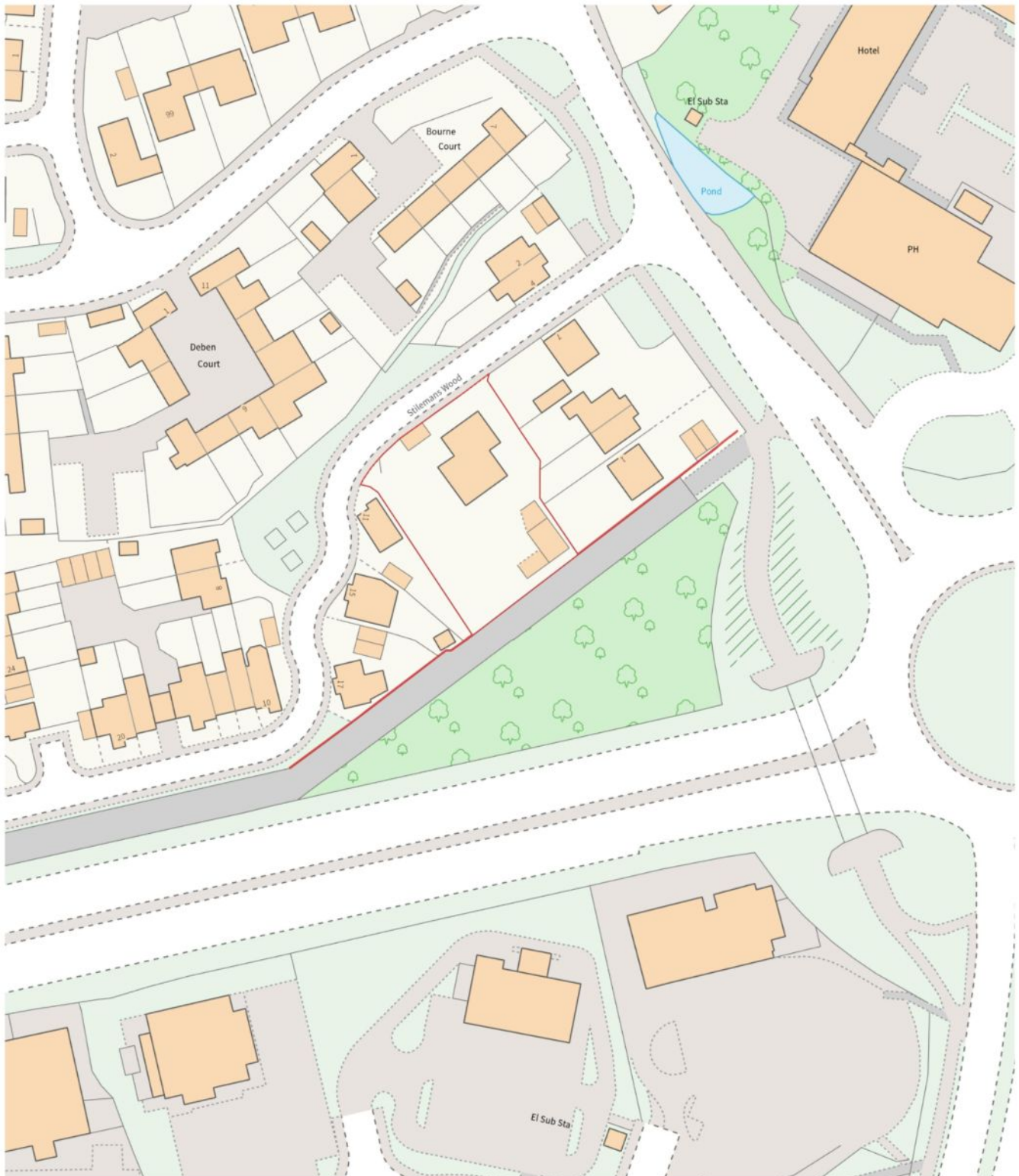
### **RESTRICTIVE COVENANTS & EASEMENTS**

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

The Firs, 9 Stilemans Wood,  
Braintree, Essex, CM77 8GR

**Whirledge  
&Nott**

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# Stilemans Wood, Cressing, Braintree, CM77

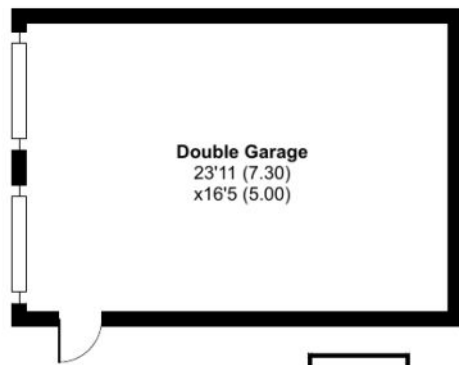
Approximate Area = 1911 sq ft / 177.5 sq m

Limited Use Area(s) = 103 sq ft / 9.5 sq m

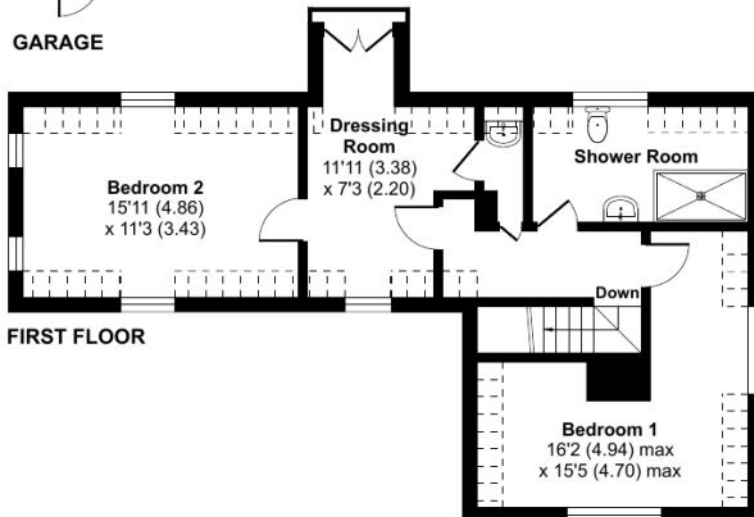
Garage = 550 sq ft / 51 sq m

Total = 2564 sq ft / 238 sq m

For identification only - Not to scale



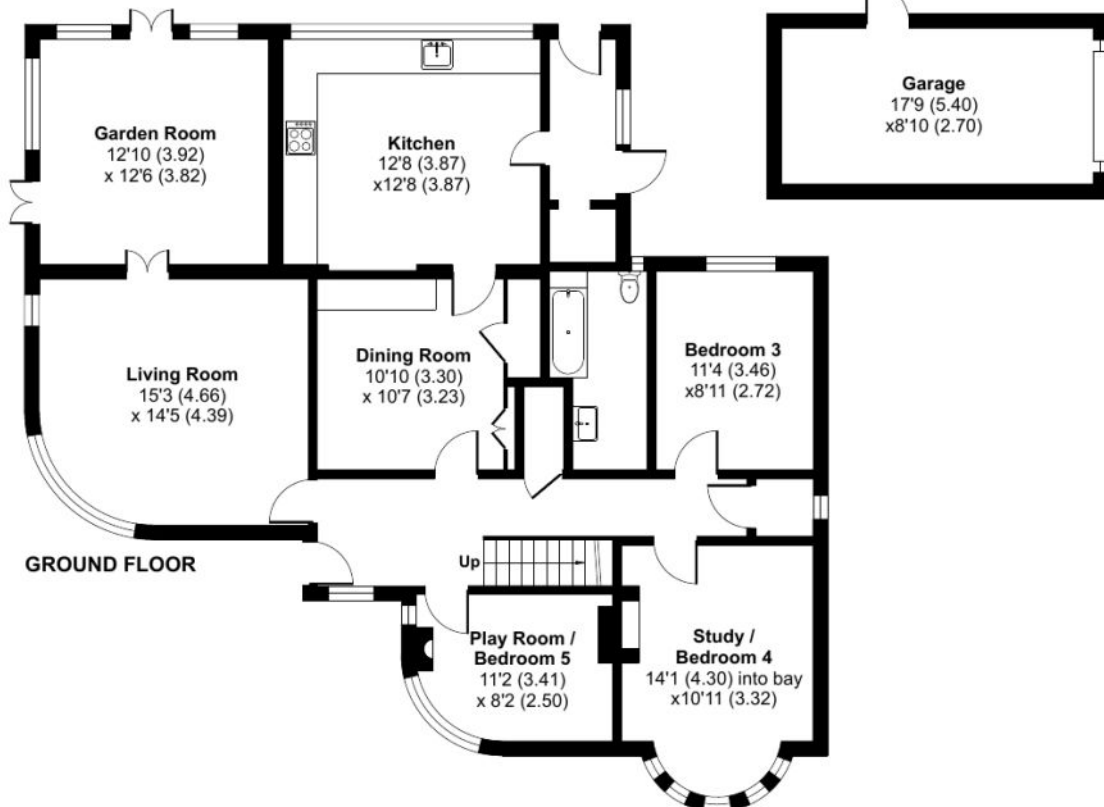
GARAGE



FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Whirlledge & Nott. REF: 1270872