



## 4 The Old School House Bradford Street, Braintree, Essex, CM7 9AT

£400,000

- Viewing is highly recommended
- Close to centre of Braintree
- allocated parking
- Luxury fittings
- Gas central heating
- Double glazed

## 4 The Old School House Bradford Street, Braintree CM7 9AT

Viewing is advised on this three bedroom detached home situated in sought after part of Braintree. the property has been renovated to a very high standard including luxury kitchen and bathrooms. Three double bedrooms En Suite to master and family bathroom. To the ground floor there is an impressive kitchen and lounge /diner leading via Bi-Fold doors to the decked part of the garden then leading down to a lawned area with Pergola and access to the allocated parking, ( which is reached via River Mead numbered 74). Call to make an early viewing.



Council Tax Band: B



#### Entrance Hall

10'9" x 4'3"

Composite front door leading to hallway, wood flooring, radiator, stairs to first floor, doors to :-

#### Lounge/Diner

21'1" x 11'4"

Double glazed window to rear aspect, wood flooring, underfloor heating, log burner, two borrowed light windows leading to kitchen, Bi-fold doors leading out to the rear garden.

#### Kitchen

14'4" x 9'8"

Double glazed window to side aspect, range of base and eye level units, butler style sink with mixer tap set, space for fridge/freezer. Built in oven, gas hob, extractor over, wine cooler, dishwasher and washing machine. Granite work tops and tiled flooring to compliment.

#### Downstairs Cloakroom

Double glazed window to front aspect low level WC, wash hand basin, heated towel rail, part tiled walls and tiled floor to compliment. Gas fired boiler

#### Stairs and Landing

Stairs to first floor, Vexel window, doors to :-

#### Bedroom One

13'10" x 9'9"

Double glazed window to rear aspect, one panelled feature wall, underfloor heating, door to :-

#### En Suite

6'8" x 4'1"

Double glazed Velux window, low level WC, wash hand basin, fully tiled enclosed shower cubicle, tiled floor and part tiled walls to compliment, heated towel rail

#### Bedroom Two

11'3" x 10'5"

Double glazed window to rear aspect, underfloor heating.

#### Bedroom Three

11'10" x 9'9"

Double glazed window to side aspect, underfloor heating, loft hatch.

#### Bathroom

10'2" x 7'4"

Double glazed window to rear aspect, low level WC, wash hand basin, stand alone roll top bath, heated towel rail, part tiled walls and tiled floor to compliment.

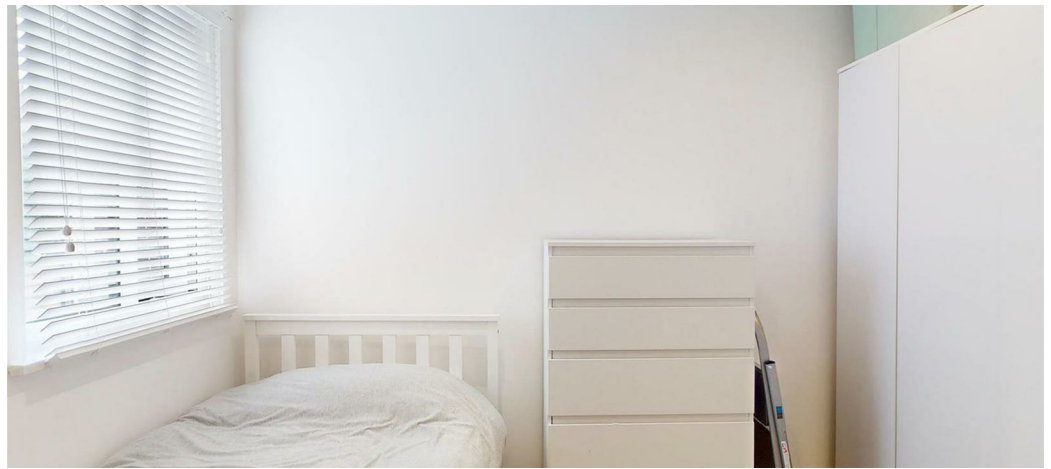
#### Rear Garden

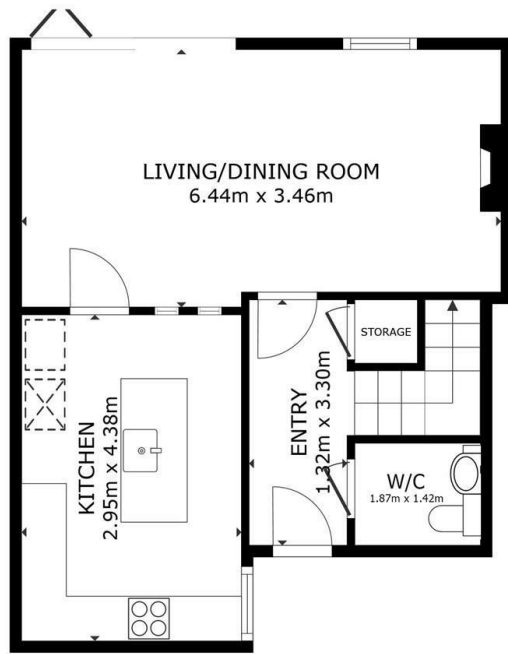
Enclosed part walled and part fenced garden commencing with decked area direct from lounge, two tiered with the bottom having the benefit of artificial turf. Timber pergola, two seating areas, gate providing access to :-

#### Parking

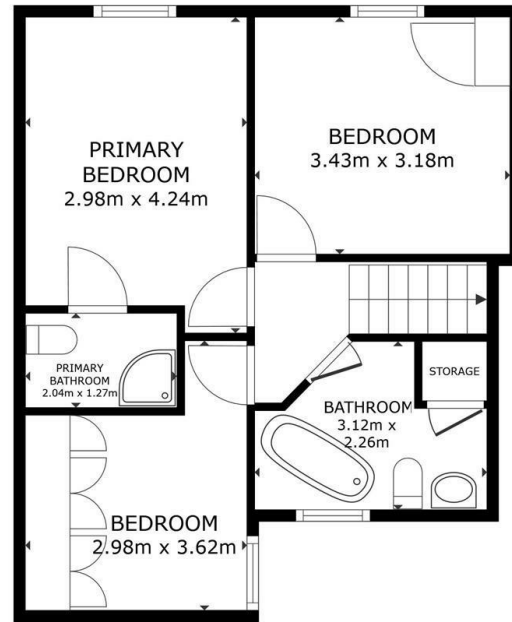
Driveway providing allocated parking for one car.





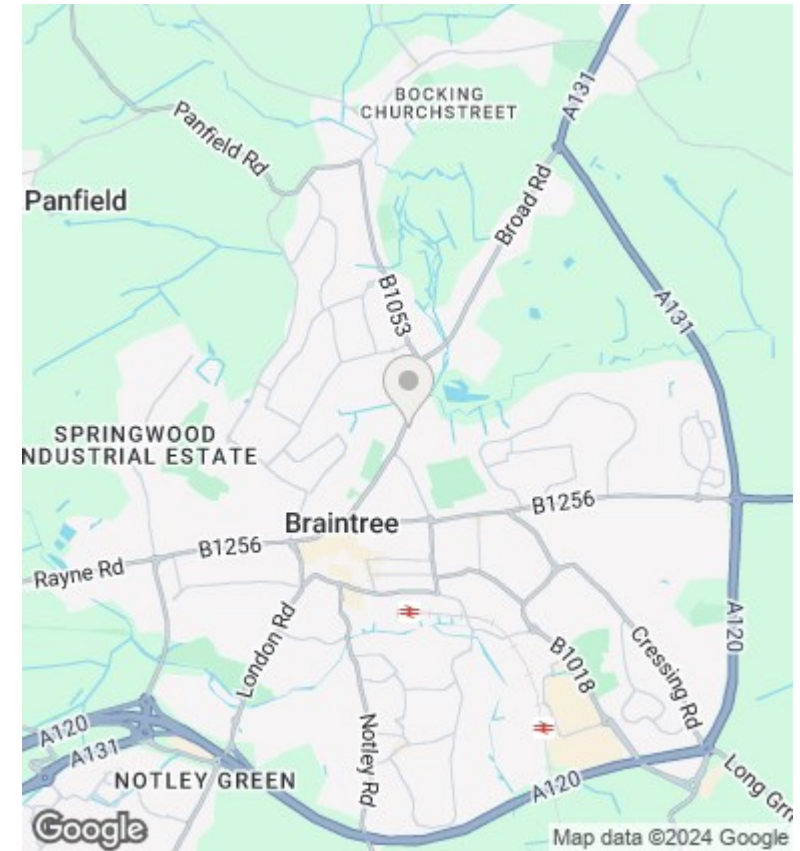


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 45.7 m<sup>2</sup> FLOOR 2 49.0 m<sup>2</sup>  
 TOTAL : 91.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC