



**Coldnailhurst Avenue, Braintree, CM7 5QA**

**welcome to**

**Coldnailhurst Avenue, Braintree**

\*\* GUIDE PRICE £350,000 - £375,000 \*\* William H Brown are pleased to offer this unique three bedroom family home which has been refurbished to a high standard and is located within walking distance to local amenities.

The accommodation comprises of hallway, lounge, dining room, kitchen, utility room, office, three bedrooms, bathroom and a separate WC. The property benefits from double glazing, gas central, large garden approximately 100ft and a workshop to the rear with power and lighting. The property also boasts a patterned concrete driveway to the front which provides off street parking for three cars and the potential room for an extension STPP.



### **Entrance Hall**

Wood flooring, stairs to first floor, radiator, pull out under stairs drawers.

### **Lounge**

15' 10" x 11' 5" ( 4.83m x 3.48m )

Double glazed window to rear aspect, French doors to garden / decking, feature fireplace with open wood fuel fire, radiator.

### **Dining Room**

9' 4" x 8' 7" ( 2.84m x 2.62m )

Double glazed French doors to rear garden.

### **Kitchen**

9' 3" x 12' 5" ( 2.82m x 3.78m )

Double glazed window to front aspect, range of base and eye level units and breakfast bar with work surface over incorporating a butler sink, space for range cooker, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, cupboard housing boiler, under floor heating.

### **Utility Room**

Double glazed window to front aspect,

### **Landing**

Double glazed window to front aspect, loft access.

### **Bedroom One**

12' 7" x 9' 3" ( 3.84m x 2.82m )

Double glazed window to rear aspect, radiator, built in quadruple wardrobes.

### **Bedroom Two**

13' 4" x 9' 4" ( 4.06m x 2.84m )

Double glazed window to rear aspect, radiator.

### **Bedroom Three**

8' 9" max x 8' 5" max ( 2.67m max x 2.57m max )

L'shaped, double glazed window to front aspect, radiator.

### **Bathroom**

Obscure double glazed window to side aspect, panel enclosed bath with plumbed in shower above, vanity hand wash basin, heated towel rail.

### **Separate Wc**

Obscure double glazed window to side aspect, low level WC.

### **Rear Garden**

Large rear garden with patio area then mainly laid to lawn, shed and enclosed by panel fencing. There is also a large workshop to the rear with power and lighting. South facing rear garden.

### **Parking**

Patterned concrete driveway with parking for three cars.



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welcome to

## Coldnailhurst Avenue, Braintree

- Unique Three Bedroom Semi Detached House
- Refurbished to a High Standard
- The Boiler is only One Year Old and has 9 Years left on the Warranty
- Workshop to Rear of Garden
- Off Street Parking for Three Cars

Tenure: Freehold EPC Rating: C

guide price

**£350,000**



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 misstatement. All parties must rely on their own inspection.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108489 - 0004

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william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)