



Rana Drive, Braintree, CM7 2TD

welcome to

Rana Drive, Braintree

William H Brown are pleased to offer this spacious four-bedroom family home situated in a quiet cul-de-sac within walking distance to the Town Centre / Train Station and fronts onto a green and backs onto a conservation area.



Entrance Hall

Double glazed window to front aspect, radiator, storage cupboard, fitted cupboard, stairs to first floor, under stairs cupboard, doors leading to

Cloakroom

Obscure double glazed window to side aspect, low level WC, hand wash basin, radiator, tiled flooring, storage cupboard, cupboard housing boiler.

Lounge

15' max x 21' 3" max (4.57m max x 6.48m max)

Double glazed door to conservatory, double glazed window to side aspect, two radiators, feature fireplace with gas fire, double glazed sliding patio door to conservatory.

Conservatory

18' 9" x 9' 2" (5.71m x 2.79m)

Double glazed windows around, double glazed French doors to rear garden, two radiator, laminate flooring.

Office

4' 5" x 7' 7" (1.35m x 2.31m)

Double glazed window to rear aspect, fitted units plus desk

Utility Room / Lobby

8' 1" x 8' 2" (2.46m x 2.49m)

Obscure double glazed door rear garden, double glazed door to front aspect, double glazed window to front, range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap, plumbing and space for washing machine and tumble dryer, radiator, space for fridge.

Kitchen

11' 2" x 8' (3.40m x 2.44m)

Two double glazed windows to front aspect, range of base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer tap, under cupboard down lighters, water softener, integrated double oven, five ring gas hob and extractor fan, plinth heater, integrated dishwasher, integrated fridge freezer, inset spot lights, luxury vinyl flooring.

Landing

Double glazed window to side aspect, loft access, extractor fan, airing cupboard.

Bedroom One

11' 8" to wardrobe x 9' 1" to wardrobe (3.56m to wardrobe x 2.77m to wardrobe)

Two double glazed windows to front aspect, range of fitted wardrobes, radiator.

Bedroom Two

9' 8" x 12' 3" (2.95m x 3.73m)

Two double glazed windows to rear aspect, build in wardrobe, radiator.

Bedroom Three

16' 3" x 8' 1" (4.95m x 2.46m)

Double glazed windows to front and rear aspect, radiator, access to second loft

Bedroom Four

9' 1" x 8' (2.77m x 2.44m)

Double glazed window to rear aspect, radiator.

Bathroom

Obscure double glazed window to front aspect, panel enclosed bath with power shower, vanity enclosed low level WC & hand wash basin, luxury vinyl flooring, two cut out shelves, spot lights, heated towel rail, extractor fan.

Garden

There are two decking area to the front and rear of the garden and then mainly laid to lawn with shrub borders ;

Parking

Driveway to front providing off street parking for two to three cars.



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welcome to

Rana Drive, Braintree

- Spacious Four Bedroom Family House
- Quiet Cul-De-Sac
- Office
- Utility Room
- Walking Distance to Town Centre & Train Station

Tenure: Freehold EPC Rating: C

offers over

£390,000



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 mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108526 - 0003

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