



Broad Road, Braintree, CM7 5NW

welcome to

Broad Road, Braintree

** GUIDE PRICE £390,000 - £410,000 ** William H Brown are pleased to offer this deceptively spacious three bedroom semi detached family home situated on Broad in within close proximity to Bocking, giving good access to the A120.



Entrance Hall

Entrance door, double glazed window to front aspect, stairs to first floor.

Lounge

23' x 12' 10" (7.01m x 3.91m)

Double glazed window to front and side aspect, radiator, carpets, pendant lighting.

Kitchen / Diner

24' 7" x 8' 5" (7.49m x 2.57m)

Double glazed window to rear aspect, range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps, space for range cooker, extractor fan, plumber and space for appliances, vinyl flooring.

Bathroom

8' 6" x 8' 5" (2.59m x 2.57m)

Obscure double glazed window to side aspect, side panel bath with hot and cold mixer tap with shower attachment, low level WC, hand wash basin, double enclosed shower cubicle, radiator.

Ground Floor WC

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

Living Room

15' 1" x 10' 2" (4.60m x 3.10m)

Patio sliding doors to rear garden, radiator, luxury vinyl flooring, pendant lighting.

Conservatory

Double glazed windows and French doors to side aspect, laminate flooring.

Landing

Doors leading to

Bedroom One

12' 10" x 10' 2" (3.91m x 3.10m)

Double glazed window to front aspect, built in wardrobes, radiator, carpets.

Bedroom Two

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed window to rear aspect, carpets, pendant lighting.

Bedroom Three

7' 10" x 7' 3" (2.39m x 2.21m)

Double glazed window to rear aspect, carpets, pendant lighting.

Shower Room

5' 3" x 5' 3" (1.60m x 1.60m)

Obscure double glazed window to side aspect, wall mounted hand wash basin, low level WC, shower.

Garden

A large rear garden commencing with a patio area and then mainly laid to lawn, tree and shrub borders then leading to large fish pond and enclosed with panel fencing.

Outbuilding

Large outbuilding with power and lighting.

Parking

Driveway providing off street parking for three to four cars leading to a garage.



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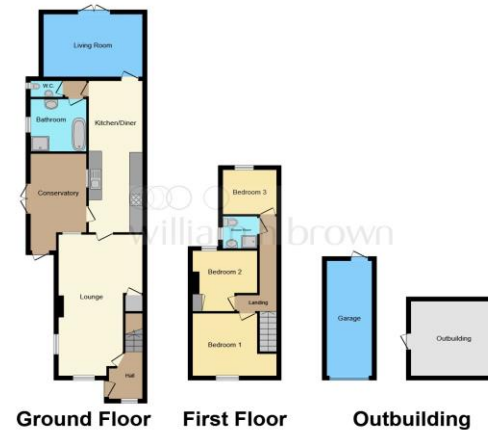
Broad Road, Braintree

- Three Bedroom Semi-Detached House
- Deceptively Spacious
- Ground Floor Bathroom and First Floor Shower Room
- Outbuilding
- Large Rear Garden

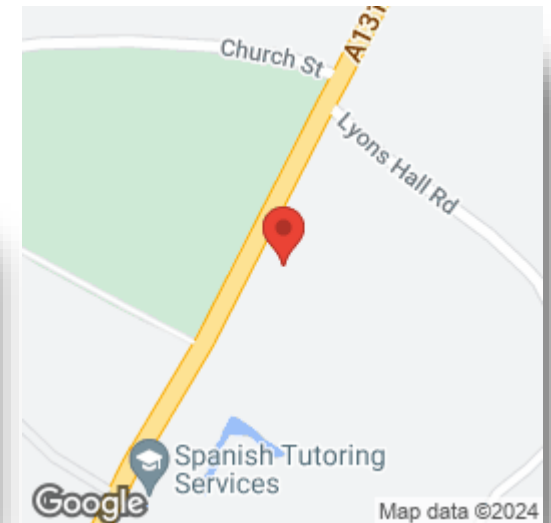
Tenure: Freehold EPC Rating: D

guide price

£390,000 - £410,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BTR108616 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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