

Station Road, Braintree, CM7 3QJ

william h brown

welcome to

Station Road, Braintree

GUIDE PRICE £300,000-£325,000 William H Brown are pleased to offer this rare gem of a property situated within a stones throw of Braintree Railway Station but unusually offering a driveway for multiple cars and double garage with a large landscaped rear garden.













Porch Lounge / Diner

20' 3" x 13' 8" (6.17m x 4.17m) Double glazed window to front aspect. Doors leading to stairs rising for first floor. Feature fireplace. Laminate flooring. Radiator. Pendant lighting.

Kitchen

17' x 9' 2" (5.18m x 2.79m)

Double glazed window to rear aspect. Door to rear garden. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven and microwave. Integrated four ring gas hob with overhead extractor fan. Breakfast bar. Integrated fridge freezer, washing machine and dishwasher. Inset spot lights.

Shower Room

Double glazed window to rear aspect. Walk in shower cubicle. Pedestal hand wash basin. Low level WC.

Bedroom One

11' 8" x 13' 4" (3.56m x 4.06m) Double glazed window to front aspect. Radiator. Built in quadruple wardrobes. Carpets. Pendant lighting.

Bedroom Two

10' 2" x 7' 7" ($3.10m\ x\ 2.31m$) Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

Bathroom

Double glazed window to rear aspect. Side panel bath with plumbed in shower. Pedestal hand wash basin. Low level WC. Tiled walls.

Cellar

11' 5" x 14' 1" (3.48m x 4.29m) Radiator. Beams. Carpets. Lighting.

Cellar

11' 8" x 9' 8" (3.56m x 2.95m) Beams. Carpets. Lighting.

Garden

Landscaped rear garden commencing with patio seating area then remainder laid to lawn. Mature trees. shrubs and hedges.

Parking

Driveway providing off street parking leading to garage.





welcome to

Station Road, Braintree

- Two Bedroom Semi Detached House
- Well Presented Throughout
- Double Glazing
- Within Good Access to A120
- Large Landscaped Rear Garden

Tenure: Freehold EPC Rating: Awaited

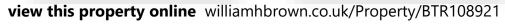
guide price **£300,000 - £325,000**



This Scor plan is for illustrative puppose only. It is not channel to scale Avy measurements, floor areas (including any fability is able from energy specings and contribution are approximate. No datalis are guaranteed, they cancel be relied upon for any puppose and they do not here part of any agreement. No fability is able for any error, ornadon or misstanement, Aparty must not yake it is not insection as it is not insection as a point of any operation to work footbilly in the one.









Property Ref: BTR108921 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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South St

Braintree

Map data ©2024



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

Please note the marker reflects the

postcode not the actual property



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