



**Station Road, Braintree, CM7 3QJ**

**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.



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## 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: Awaiting

guide price

**£300,000 - £325,000**



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.foolsgate.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108921 - 0002

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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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