



Beaufort Gardens, Braintree, CM7 9JY

welcome to

Beaufort Gardens, Braintree

****GUIDE PRICE £700,000 - £725,000**** William H Brown are proud to offer this stunning and beautifully presented five bedroom detached family home situated at the end of a quiet cul-de-sac. The property boasts from spacious living with ample parking and a double garage.



Entrance

Door leading to entrance hall. Dog leg staircase to first floor. Storage cupboard. Door leading to

Annexe Inner Hallway

Obscure double glazed window to front aspect. Storage cupboard. Radiator. Door to shower room.

Annexe Shower Room

6' 8" x 6' 2" (2.03m x 1.88m)
Low level WC. Floating vanity hand wash basin with hot and cold mixer taps. Double shower with rainforest shower head.

Annexe Bedroom Five/Reception

18' 11" x 18' 1" (5.77m x 5.51m)
L'Shaped. Obscure double glazed window to front and side aspect. Two double glazed windows to rear aspect. Plumbing facilities for the addition of a kitchen.

Lounge

16' 2" x 14' 3" (4.93m x 4.34m)
Double glazed window to rear aspect. Double glazed French doors to rear. Exposed brick feature fireplace with space for log burner. Radiator. Double glazed French doors leading to

Dining Room

12' 4" x 10' 10" (3.76m x 3.30m)
Double glazed window to rear aspect. Radiator.

Study

9' 2" x 6' 5" (2.79m x 1.96m)
Double glazed window to rear aspect. Radiator.

Kitchen / Breakfast Room

15' 6" x 12' 8" (4.72m x 3.86m)
Double glazed window to front aspect. Range of base and eye level units incorporating a sink drainer. Space for Range cooker. Central Island. Space for American style fridge freezer. Integrated dishwasher. Door leading to

Utility Room

9' 8" x 5' 2" (2.95m x 1.57m)
Double glazed window to rear aspect. Range of base units incorporating a sink drainer. Space and plumbing for appliances. Radiator. Door leading to Garage.

Landing

Double glazed window to front aspect. Radiator. Cupboard housing boiler.

Bedroom One

18' 11" x 18' 3" (5.77m x 5.56m)
Obscure double glazed window to rear aspect. Velux window to side aspect. Radiator. Door leading to

En-Suite / Dressing Room

9' 10" x 9' 5" (3.00m x 2.87m)
Low level WC. Shower cubicle with rainforest shower head. Heated towel rail. Floating hand wash basin. Feature glass wall. Dressing area with hanging rails.

Bedroom Two

14' 1" x 10' 10" (4.29m x 3.30m)
Double glazed window to rear aspect. Radiator. Door leading to Jack & Jill style bathroom

Jack & Jill Style Bathroom

11' 4" x 10' 9" (3.45m x 3.28m)
Two double glazed window to rear aspect. Jacuzzi style freestanding bath. Low level WC. Floating hand wash basin. Double shower cubicle with rainforest shower head. Two heated towel rails.

Bedroom Three

12' 11" x 10' 11" (3.94m x 3.33m)
Double glazed window to rear aspect. Radiator.

Bedroom Four

9' 11" x 9' 8" (3.02m x 2.95m)
Double glazed window to front aspect. Radiator.

Exterior

Driveway providing off street parking for 6 to 8 cars. Wrap around rear garden with patio area and then mainly laid to lawn with a summer house / shed to remain.

Double Garage

Double glazed window to rear aspect. Eaves storage. Electric roller door. Door leading to utility room. Door leading to rear garden.



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welcome to

Beaufort Gardens, Braintree

- Five Bedroom Family Home
- Double Garage with Electric Roller Doors
- Ground Floor Annexe
- Cull-De-Sac Location
- No Onward Chain

Tenure: Freehold EPC Rating: C

guide price

£700,000 - £725,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109012 - 0005

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