



The Old School House, Bradford Street, Braintree, CM7 9AT

welcome to

The Old School House, Bradford Street, Braintree

William H Brown are pleased to offer this deceptively spacious three-bedroom link detached family home nestled at the rear of a quiet mews off the historic Bradford Street conveniently located within walking distance to Braintree Town Centre and Railway Station.



Hallway

10' 9" x 4' 3" (3.28m x 1.30m)

Composite door leading to hallway, Wooden flooring. Radiator. Stairs to first floor.

Ground Floor Cloakroom

Double glazed window to front aspect. Low level WC. Hand wash basin. Heated towel rail. Part tiled walls. Tiled flooring. Gas boiler.

Lounge / Diner

21' 1" x 11' 4" (6.43m x 3.45m)

Double glazed window to rear aspect. Wooden flooring with underfloor heating. Log burner. Two windows leading to kitchen. Bi-fold doors leading to rear garden.

Kitchen

14' 4" x 9' 8" (4.37m x 2.95m)

Double glazed window to side aspect. Range of base and eye level units with granite work surface. Island breakfast bar with granite work surface incorporating a butler sink. Built in oven. Gas hob with overhead extractor fan. Space for American style fridge freezer. Wine cooler. Plumbing and space for washing machine and dishwasher. Tiled flooring.

First Floor Accommodation

Landing

Velux windows leading to

Bedroom One

13' 10" x 9' 9" (4.22m x 2.97m)

Double glazed window to rear aspect. Feature wall. Underfloor heating. Door leading to

En-Suite

6' 8" x 4' 1" (2.03m x 1.24m)

Double glazed Velux window. Low level WC. Hand wash basin. Shower cubicle. Heated towel rail. Part tiled walls. Tiled flooring.

Bedroom Two

11' 3" x 10' 5" (3.43m x 3.17m)

Double glazed window to rear aspect. Underfloor heating.

Bedroom Three

11' 10" x 9' 9" (3.61m x 2.97m)

Double glazed window to side aspect. Underfloor heating. Loft access.

Bathroom

10' 2" x 7' 4" (3.10m x 2.24m)

Double glazed window to rear aspect. Low level WC. Hand wash basin. Roll top stand alone bath. Heated towel rail. Part tiled walls. Tiled flooring.

Garden

Part wall and fenced rear garden commencing with decked area. Two tiers to the rear of the garden with artificial lawn. Pergola. Two seating areas. Gates providing access to

Parking

Driveway providing allocated parking for one car.



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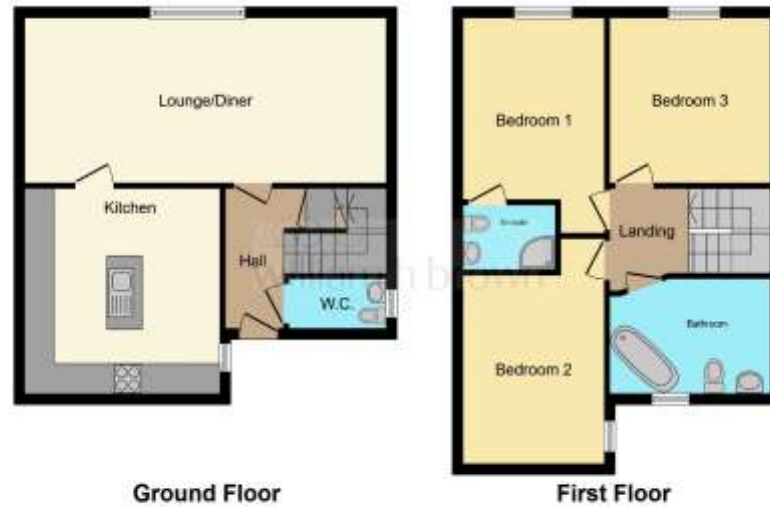
The Old School House, Bradford Street, Braintree

- Three Bedroom Family Home
- Semi-Detached
- Double Glazing
- Low Maintenance Rear Garden
- Allocated Parking to Rear

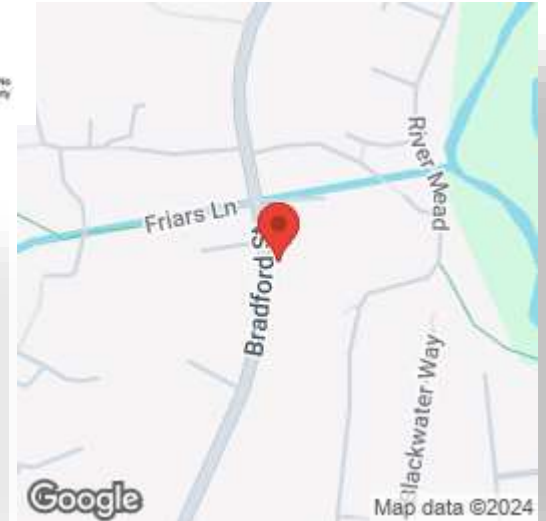
Tenure: Freehold EPC Rating: C

guide price

£400,000



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 inspections. Powered by www.houseagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR109112 - 0003

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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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