



Convent Lane, Braintree, CM7 9RN

welcome to

Convent Lane, Braintree

**** GUIDE PRICE £600,000 - £650,000 **** William H Brown are proud to offer this deceptively spacious well presented four double bedroom detached family home situated in the prestigious Convent Lane within short walking distance to the stunning Blackwater Nature Reserve and local amenities.



Hallway

Radiator. Doors leading to

Lounge

20' 5" max x 14' 4" max (6.22m max x 4.37m max)
Two double glazed windows to side aspect. Double glazed French doors to rear garden. Radiator. Feature fireplace with electric fire and flame display. Vertical radiator. Double door opening to

Dining Room

16' 5" x 10' 4" (5.00m x 3.15m)
Double glazed sliding patio doors to Conservatory. Radiator. Door leading to

Kitchen

16' 3" max x 15' 5" max (4.95m max x 4.70m max)
L'Shaped. Double glazed window to rear aspect. Double glazed door to Conservatory. Obscure double glazed window to side aspect. Two radiators. Range of matching base and eye level units with granite work surface over incorporating a one and a half ceramic sink drainer with hot and mixer taps. Range cooker with overhead extractor fan. Washing machine and dishwasher to remain. American fridge freezer. Tiled flooring. Door leading to

Conservatory

15' 3" max x 12' 5" max (4.65m max x 3.78m max)
L'Shaped. Brick base with double glazed windows all around. Double glazed French doors to rear garden. Two electric heaters. Tiled flooring.

Inner Lobby

Stairs to first floor. Door leading to double garage.

Bedroom Two

16' 8" max into bay x 10' 4" (5.08m max into bay x 3.15m)
Double glazed bay window to front aspect. Radiator. Leading to

Walk In Wardrobe

10' 5" x 5' 7" (3.17m x 1.70m)
Radiator. Built in wardrobes

Bedroom Four

10' 3" max into bay x 11' 8" max (3.12m max into bay x 3.56m max)
Double glazed bay window to front aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect. Panel enclosed bath with hot and cold shower attachment. Low level WC. Vanity hand wash basin. Walk in double shower cubicle. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Wall mounted dimplex electric heater.

Double Garage

21' 7" max x 16' max (6.58m max x 4.88m max)
Electric up and over door. Space for dryer and chest freezer. Vaulted ceiling with two skyline windows. Window to side aspect.

Landing

11' 6" x 5' 5" + recess (3.51m x 1.65m + recess)
Skylight window to rear aspect. Radiator. Loft access. Eaves storage. Doors leading to

Bedroom One

16' 8" max + recess x 11' 3" max (5.08m max + recess x 3.43m max)
Restricted head height. Two skylight windows to side aspect. Radiator. Door leading to

Walk In Wardrobe

11' 6" x 6' (3.51m x 1.83m)
Restricted head height. Radiator. Eaves storage.

Bedroom Three

11' 5" max + recess x 11' 3" max + recess (3.48m max + recess x 3.43m max + recess)
Restricted head height. Double glazed window to rear aspect with views to fields. Radiator.

Bathroom

Obscure double glazed window to side aspect. Skylight window to rear with field views. Low level WC. Pedestal hand wash basin. Panel enclosed bath with hot and cold mixer tap and shower attachment. Walk in double shower cubicle. Heated towel rail. Extractor fan. Cupboard housing hot water tank. Loft access.

Garden

Patio seating area. Mainly laid to lawn. Shrub borders. Panel fencing. Gate to farmers field. Side access.

Parking

Drop kerb leading to driveway for multiple cars. Integral double garage with up and over doors.

Agent Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



view this property online williamhbrown.co.uk/Property/BTR109197



welcome to

Convent Lane, Braintree

- Four Double Bedrooms
- Highly Sort After Location
- Two Bathrooms
- Spacious Accommodation
- Double Integral Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: F

guide price

£600,000 - £650,000



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.focusagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR109197](https://www.williamhbrown.co.uk/Property/BTR109197)



Property Ref:
BTR109197 - 0004

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)