



**London Road, Braintree, CM7 2LG**



**welcome to**

**London Road, Braintree**

**\*\* GUIDE PRICE £900,000 - £1,000,000 \*\*** William H Brown are pleased to offer this stunning EDWARDIAN era family home which has been sympathetically maintained by the present vendor and offers quite simply STUNNING period features throughout.



### Entrance Hallway

Oak flooring. Under stairs storage. Radiator. Stairs to first floor.

### Drawing Room

14' 1" x 10' 10" ( 4.29m x 3.30m )  
Double glazed bay sash window to front aspect.  
Carpets.

### Snug / TV Room

15' 7" x 12' 9" ( 4.75m x 3.89m )  
Double glazed window to front aspect. Feature fire place. Radiator.

### Dining Room

12' 8" x 11' 11" ( 3.86m x 3.63m )  
Double glazed window to rear aspect with original doors to rear. Stained glass window to side aspect. Gas fireplace. Radiator. Oak flooring. Storage cupboard.

### Kitchen / Family Room

24' 9" x 20' 9" ( 7.54m x 6.32m )  
Double glazed patio doors inset to bay to rear. Tiled flooring with part underfloor heating. Bespoke hand made oak shaker style kitchen with quartz worktops, inset sink with mixer tap. Bespoke larder & drinks cupboards. Gas fuelled AGA. Integral oven & induction hob with extractor over. Space for American style fridge/ freezer. Velux & double glazed sash window to rear. Door to

### Utility Room

Double glazed sash window to rear. Tiled flooring. Wall & base units with oak worktops incorporating a stainless steel sink with mixer tap. Spaces for dishwasher, washing machine & tumble dryer, Door to;

### Cloakroom

Stain glass window to front aspect. Tiled flooring. Low level WC with hidden cistern. Wall mounted hand wash basin. Radiator.

## First Floor

### Landing

Double glazed sash window to rear aspect. Stain glass window to side aspect. Carpet flooring. Radiator. Storage cupboard. Stairs to Attic. Doors to;

### Bedroom One

15' 10" x 12' 11" ( 4.83m x 3.94m )  
Double glazed bay sash window to front aspect. Radiator. Carpets. Door to

### En-Suite

Double glazed sash window to front aspect. Walk in shower cubicle. Hand wash basin with inset vanity unit. Chrome towel rail. Tiled flooring.

### Bedroom Two

12' 6" x 11' 10" ( 3.81m x 3.61m )  
Double glazed sash bay window to rear aspect. Original stain glass window to side aspect. Feature fireplace. Carpets. Shower enclosure.

### Bedroom Three

12' 9" x 10' 7" ( 3.89m x 3.23m )  
Double glazed sash window to rear aspect. Carpets. Radiator.

### Bedroom Four

9' 1" x 7' 1" ( 2.77m x 2.16m )  
Double glazed sash window to front aspect. Carpets. Radiator.

### Bathroom

Obscure double glazed sash window to side aspect. Original cast iron bath with overhead shower, Hand wash basin. Towel rail. Laminate flooring.

### Separate Wc

Obscure double glazed window to side aspect. Low level WC. Radiator. Half panelled walls.

## Attic

Two Velux windows to rear aspect. Double glazed sash window to side aspect. Two eave storage areas. Wooden flooring

## Exterior

Beautifully manicured garden, commencing with paved patio entertaining area, steps leading to pristine lawn which incorporates mature flower beds, raised decking area, further circular patio seating area, mature flower bedding with shingle path to side, steps leading to lawn and orchard area to rear, summer house (with power) and two sheds to remain, access to front on both sides, pathway to rear personal garage door

## Front

Walled front garden with wrought iron railings, with mature bedding areas, sweeping driveway leading to carport, parking for multiple vehicles.

## Double Garage / Studio

Converted to workshop with power & lighting connected, 2 x up and over doors to front, laminate flooring, window to rear.



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welcome to

## London Road, Braintree

- Four Bedrooms
- Substantial Rear Garden
- Car Port & Double Garage
- Three Reception Rooms
- En-Suite Bathroom

Tenure: Freehold EPC Rating: E

guide price

**£900,000 - £1,000,000**



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.localagent.com



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Property Ref:  
BTR109258 - 0003

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