



**Mill Lane, Cressing, Braintree, CM77 8HR**

**welcome to**

**Mill Lane, Cressing, Braintree**

Introducing an incredible opportunity from William H Brown a stunning, spacious, and beautifully presented three-bedroom semi-detached family home nestled in the highly sought-after Village of Cressing! Enjoy effortless access to London Liverpool Street via the mainline station.



**Entrance Hall**

Double glazed door to front, radiator, stairs to first floor, doors to;

**Cloakroom**

Double glazed window, low level WC, wash hand basin.

**Lounge**

24' 6" x 12' 2" ( 7.47m x 3.71m )

Double glazed bay window, two radiators, feature fireplace, open to;

**Dining Area**

7' 7" x 6' 2" ( 2.31m x 1.88m )

Double glazed patio doors to conservatory.

**Conservatory**

9' 9" x 9' 9" ( 2.97m x 2.97m )

Double glazed windows all around. Double glazed patio doors to garden.

**Kitchen**

15' 9" x 9' 7" ( 4.80m x 2.92m )

Two double glazed windows, radiator, range of matching units with rolled edge work surfaces incorporating inset sink and drainer, space for double oven, overhead extractor fan, space for fridge freezer, integrated dishwasher, tiled flooring.

**Utility Room**

14' 5" x 7' 3" ( 4.39m x 2.21m )

Range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, spaces for appliances, integrated floor heater, two double glazed windows, double glazed door.

**Landing**

Double glazed window, access to loft with combi boiler.

**Bedroom One**

12' 5" x 11' 1" ( 3.78m x 3.38m )

Double glazed window, radiator.

**Bedroom Two**

11' 8" x 11' 5" ( 3.56m x 3.48m )

Double glazed window, radiator.

**Bedroom Three**

8' 4" x 7' 5" ( 2.54m x 2.26m )

Double glazed window, radiator.

**Bathroom**

Obscure double glazed window, enclosed panelled bath with shower over, vanity wash hand basin, low level WC, heated towel rail.

**Parking**

Driveway providing off street parking for multiple vehicles. Part of the driveway has been thoughtfully cornered off to create a delightful shrub garden.

**Outbuilding**

20' 2" x 9' 7" ( 6.15m x 2.92m )

Composite clad with double glazed door and French doors, four double glazed windows, power and light connected.

**Garden**

Commencing with patio seating area leading to the remainder laid to lawn and shrub borders, patio to the rear of the garden, enclosed by panelled fencing,



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## Mill Lane, Cressing Braintree

- Sought After Village of Cressing
- Refurbished to a High Standard
- Three Bedroom Family Home
- Semi-Detached
- Access to London Liverpool Street

Tenure: Freehold EPC Rating: C

offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109153 - 0004

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