



George Road, Braintree, CM7 2RX

welcome to

George Road, Braintree

William h Brown are pleased to offer this stunning three bedroom semi-detached family home situated in a sought after location within walking distance to Braintree Town Centre and Railway Station.



Hallway

Radiator. Stairs to first floor. Under stairs cupboard

Cloakroom

Obscure double glazed window to side aspect. Low level WC. Hand wash basin.

Lounge

13' 2" max x 12' 1" (4.01m max x 3.68m)

Double glazed bay window to front aspect. Radiator.

Kitchen / Diner

12' 4" x 18' 5" (3.76m x 5.61m)

Double glazed window to rear aspect. Double glazed French doors to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring electric hob and over head extractor fan. Space for fridge freezer and tumble dryer. Plumbing and space for washing machine.

Landing

Loft access. Doors leading to:-

Bedroom One

11' 2" extending to x 11' (3.40m extending to x 3.35m)

Double glazed window to front aspect. Radiator. Two built in wardrobes. Feature fireplace.

Bedroom Two

8' 7" x 12' 1" (2.62m x 3.68m)

Double glazed window to rear aspect. Radiator. Built in wardrobe.

Bedroom Three

7' 9" x 8' 8" (2.36m x 2.64m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to front aspect. Panel enclosed bath. Pedestal hand wash basin. Low level WC. Heated towel rail.

Garden

Commencing with patio seating area and remainder laid to lawn. Shed. Enclosed by panel fencing. Gated access to front.



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welcome to

George Road, Braintree

- 3 Bedroom Semi-Detached House
- Sought After Location
- Double Glazing
- Gas Central Heating
- Walking Distance to Town Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£350,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109544 - 0002

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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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