

Cressing Road, Braintree, CM7 3PQ

welcome to

Cressing Road, Braintree

William H Brown are pleased to offer this spacious three double bedroom detached family home, perfectly positioned near the A120, Freeport Shopping Village, Braintree Station, and a selection of both primary and secondary schools.













Hallway

Radiator. Stairs to first floor. Understairs cupboard housing Worcester boiler. Decorative wall panelling.

Lounge

14' 5" x 11' 9" (4.39m x 3.58m)

Double glazed French doors to rear garden. Radiator. Feature fireplace.

Dining Room

12' 7" into bay x 12' 1" (3.84m into bay x 3.68m) Double glazed bay window to front aspect. Radiator. Feature fireplace.

Kitchen

9' 7" x 95' (2.92m x 28.96m)

Double glazed window to rear aspect. Obscure double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Integrated double oven. Four induction hob with overhead extractor fan. Integrated slimline dishwasher. Integrated fridge. Integrated washing machine. Radiator.

Landing

Double glazed window to front aspect. Radiator. Decorative wall panelling.

Bedroom One

13' into bay x 11' 3" (3.96m into bay x 3.43m) Double glazed bay window to front aspect. Two built in double wardrobes. Radiator.

Bedroom Two

14' 6" x 10' 1" (4.42m x 3.07m)

Double glazed window to rear aspect. Two built in double wardrobes. Radiator.

Bedroom Three

 $9' \ 6'' \times 7' \ 7'' \ (2.90 \text{m} \times 2.31 \text{m})$ Double glazed window to side aspect. Built in cupboard. Radiator.

Shower Room

Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC. Hand wash basin. Airing cupboard.

Garden

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

Outbuilding

20' 1" x 8' 5" (6.12m x 2.57m)

Three double glazed windows. Double glazed door to rear garden. Currently being used as a fourth bedroom.

3/4 Garage

14' 6" max x 8' 3" max (4.42m max x 2.51m max)





welcome to

Cressing Road, Braintree

- Three Double Bedrooms
- Ground Floor Bathroom & First Floor Shower Room
- Generous Lounge & Dining Room
- Easy Access to A120
- Close to Station & Freeport Shopping Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: D

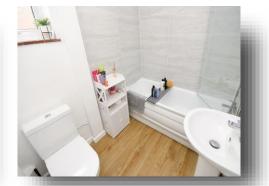


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area) details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken must rely upon its own inspection(s). Powered by www.foreadent.com

offers over

£425,000







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Please note the marker reflects the postcode not the actual property

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Property Ref: BTR109625 - 0005 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.





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