



**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 9' 5" ( 2.92m x 2.89m )

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" x 7' 7" ( 2.90m x 2.31m )

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 )



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## 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



offers over  
**£425,000**

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



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Property Ref:  
BTR109625 - 0005

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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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