



Church Street, Braintree, CM7 5LH

welcome to

Church Street, Braintree

**** GUIDE PRICE £375,000 - £400,000 **** William H Brown are pleased to offer this well presented three-bedroom property, ideally located within walking distance of local schools, shops & social venues. Featuring generous living space, a large rear garden, and potential for a multi-car driveway (STPP)



Hallway

Stairs to first floor. Doors leading to:-

Lounge

17' 8" max x 9' 8" max (5.38m max x 2.95m max)

Double glazed windows to front and rear aspect.

Radiators, Media wall incorporating electric fire.

Kitchen / Breakfast Room

18' 1" x 9' 2" (5.51m x 2.79m)

Double glazed window to front and rear. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Integrated double oven. Four ring gas hob with over head extractor fan. Integrated dishwasher and fridge / freezer. Door leading to lobby:-

Lobby

Door leading to rear garden. Side undercover passage to front.

Cloakroom

Low level WC

Utility Room

Double glazed window to rear aspect. Plumbing and space for appliances. Radiator.

Landing

Double glazed window to rear aspect. Loft access.

Doors leading to:

Bedroom One

12' 9" x 10' 2" (3.89m x 3.10m)

Double glazed window to front aspect. Built in cupboard. Radiator.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 8" x 6' 9" (2.95m x 2.06m)

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

Shower Room

Obscure double glazed window to rear aspect.

Double walk in shower. Vanity hand wash basin.

Radiator.

Separate Wc

Obscure double glazed window to rear aspect. Low level WC.

Garden

Large patio seating area. Remainder laid to lawn.

Cabin with power and lighting and further shed to rear. Enclosed.

Parking

There is a large shingle area to front with the potential for multiple cars however currently there is no dropped kerb. (This is subject to planning permission).



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welcome to

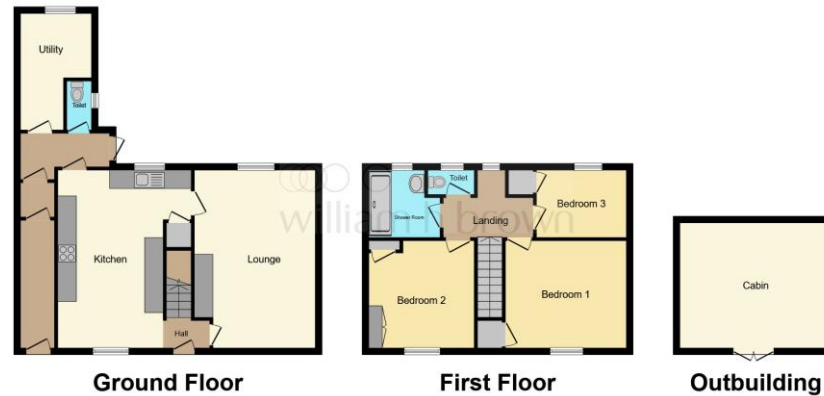
Church Street, Braintree

- Three Bedrooms
- Sought After Village of Bocking
- Shower Room & Separate WC
- Utility Room
- Gas Central Heating

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£375,000 - £400,000



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:
BTR109838 - 0002

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