



**Cressing Road, Braintree, CM7 3PG**

**welcome to**

## **Cressing Road, Braintree**

\*\* GUIDE PRICE £700,000 - £800,000 \*\* William H Brown are proud to offer this truly exceptional five bedroom family home offering striking kerb appeal, superior craftsmanship, and an abundance of living space designed for comfort, style, and modern family living.



## **Hallway**

Obscure windows to front aspect. Stairs to first floor. Under stairs cupboards. Inset lighting. Storage cupboard. Luxury vinyl flooring.

## **Cloakroom**

Low level WC. Vanity hand wash basin. Heated towel rail.

## **Kitchen / Diner**

27' 6" x 15' 9" max ( 8.38m x 4.80m max )  
Double glazed windows with French doors to rear garden with a further double glazed French door leading to conservatory. Range of bespoke base and eye level units with granite work surface over incorporating an integrated induction hob with overhead extractor fan. Built in double oven . Integrated dishwasher. Island with inset sink with hot and cold mixer tap. Double glazed window to side aspect. Built in electric flame fire. Luxury vinyl flooring.

## **Conservatory**

17' 1" x 8' 1" ( 5.21m x 2.46m )  
Double glazed windows to rear and side aspect. Double glazed French doors to rear garden.

## **Utility Room**

9' 10" x 8' 7" ( 3.00m x 2.62m )  
Double glazed window to side aspect. Double glazed skyline window. Range of matching bespoke base and eye level units with work surface over. Wall mounted boiler. Space for American style fridge freezer. Inset sink with hot and cold mixer tap. Plumbing and space for washing machine and tumble dryer. Luxury vinyl flooring.

## **Lounge**

15' 10" x 11' 11" ( 4.83m x 3.63m )  
Two double glazed windows to side aspect. Built in electric living flame fire. Carpets. Pendant lighting.

## **Bedroom Five**

11' 10" x 11' ( 3.61m x 3.35m )  
Double glazed window to side aspect. Carpets. Pendant lighting.

## **Landing**

Double glazed window to front aspect. Radiator. Carpets. Inset spotlights. Loft access. Doors leading to:-

## **Bedroom One**

16' 1" x 12' 2" ( 4.90m x 3.71m )  
Two double glazed windows to side aspect. Carpets. Pendant lighting.

## **En-Suite**

4' 1" x 4' 5" ( 1.24m x 1.35m )  
Obscure double glazed window to rear aspect. Walk in shower cubicle. Low level WC. Wall mounted hand wash basin. Tiled flooring

## **Bedroom Two**

14' 9" x 13' 5" ( 4.50m x 4.09m )  
Double glazed French doors to balcony. Range of fitted wardrobes. Carpets. Pendant lighting. Door leading to:-

## **En-Suite**

6' 3" x 3' 11" ( 1.91m x 1.19m )  
Obscure double glazed window to rear aspect. Walk in shower cubicle. Low level WC. Wall mounted hand wash basin. Heated towel rail. Tiled flooring

## **Bedroom Three**

11' 10" x 11' 10" ( 3.61m x 3.61m )  
Double glazed window to side aspect. Radiator. Carpets. Pendant lighting.

## **Bedroom Four**

11' 10" x 11' 10" ( 3.61m x 3.61m )  
Double glazed window to side aspect. Radiator. Carpets. Pendant lighting.

## **Garden**

Large rear garden commencing with a paved patio seating area and remainder laid to lawn. Enclosed by panel fencing. Side gate.

## **Parking**

Off street parking for multiple cars.



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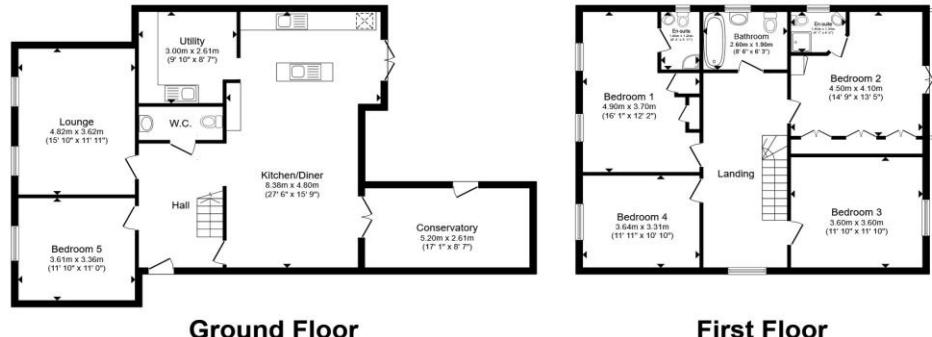


welcome to

## Cressing Road, Braintree

- Detached Family House
- Five Bedrooms
- Luxurious Kitchen Family Room
- Two En-Suites & Family Bathroom
- Conservatory

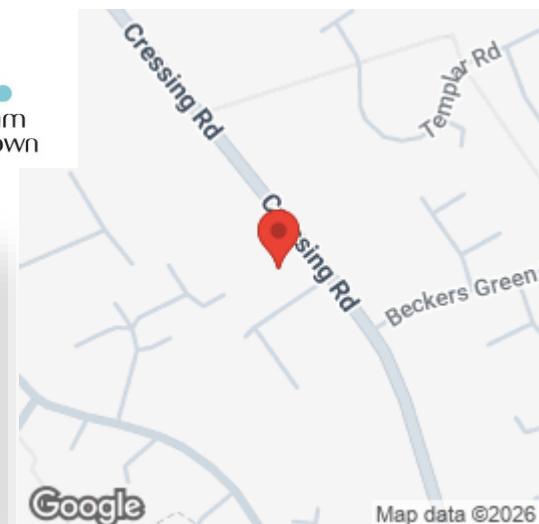
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F



guide price

**£700,000 - £800,000**

Total floor area 191.5 m<sup>2</sup> (2,061 sq.ft.) approx  
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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BTR110068 - 0002

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.

Please note the marker reflects the postcode not the actual property



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