



Beaufort Gardens, Braintree £600,000 Guide Price **Freehold**

Key Features

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 5 bedroom Detached Family Home
- Excellent Order Throughout

Tucked away in this exclusive cul-de-sac and backing directly onto the tranquil Bocking Blackwater Nature Reserve, this spacious five-bedroom family residence combines privacy, nature and modern living in perfect harmony.

A spacious welcoming entrance hall with rich oak flooring leads to the adjoining rooms. Thoughtfully designed for modern family life, the ground floor features a private study, an elegant guest suite with en-suite shower room, and a spacious living room seamlessly connected to the formal dining room via classic double doors which is ideal for entertaining. At the heart of the home lies a superb kitchen/breakfast room, beautifully appointed with high end appliances including a Rangemaster cooker and complemented by a separate utility room for added convenience.

Upstairs, the principal bedroom is a true sanctuary- generously proportioned and complemented by a private dressing room and luxurious en-suite. Three



further double bedrooms offer comfort and space, while the family bathroom is finished with a jacuzzi bath, double shower, and convenient Jack-and-Jill access from both Bedroom Two and the main landing.

Outside, the grounds are equally impressive. The fully landscaped, wrap-around garden provides a peaceful retreat complete with access either side of the property. The garden also benefits from a charming summer cabin which is fully powered and ideal as a creative studio, garden retreat, or additional workspace.

To the front, in addition to the double garage with electric roller door, the property boasts ample off-road parking for multiple vehicles.

This is a rare opportunity to acquire an exceptional home in a truly enviable location, ideal for families seeking space and style.

The property is situated in a popular residential area just one mile from the centre of Braintree. Its pedestrian-friendly High Street and Market Place boasts a range of shops, a twice-weekly market offering a vibrant hub for shopping and dining. Just beyond the town centre sits Braintree Village, a high-end outlet complex with over 80 stores and a variety of entertainment. The town offers outstanding transport links with a rail service to London Liverpool Street, an excellent bus service to the local villages and towns, as well as Stansted Airport. The property is within easy reach of the A120/M11 corridor.

Accommodation:

Kitchen: 14'5 x 13'9 (4.4m x 4.2m)

Utility: 8'6 x 6'3 (2.8m x 1.9m)

Lounge: 20'4 x 12'10 (6.2m x 3.9m)

Dining Room: 12'6 x 9'7 (3.8m x 2.91m)

Study: 9'7 x 6'3 (2.91m x 1.9m)

Bedroom 1/Annexe: 22'5 x 18'4 (6.82m x 5.6m)

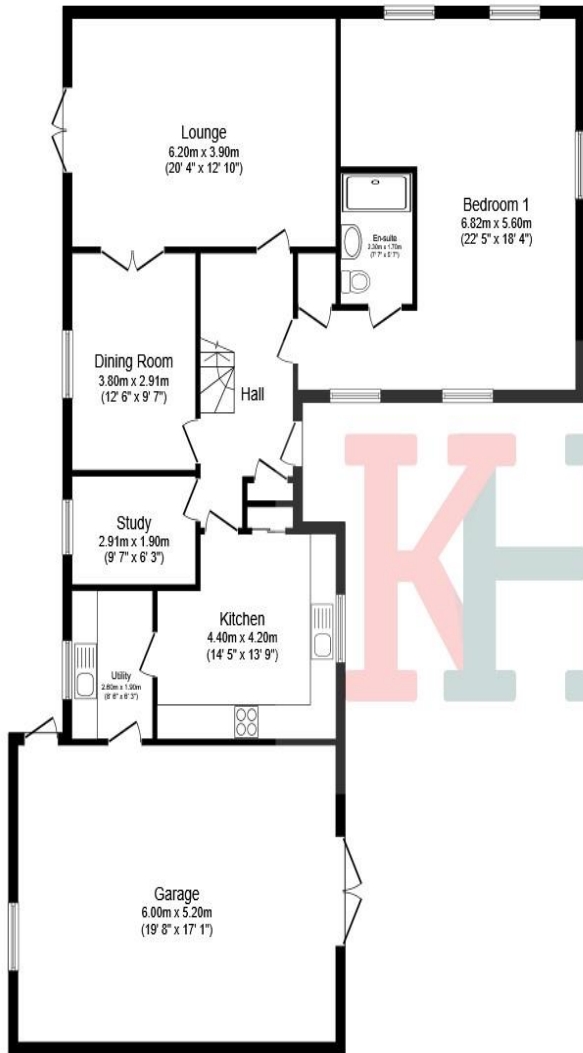
Bedroom 2: 19'4 x 18'1 (5.9m x 5.5m)

Bedroom 3: 16'1 x 9'7 (4.91m x 2.91m)

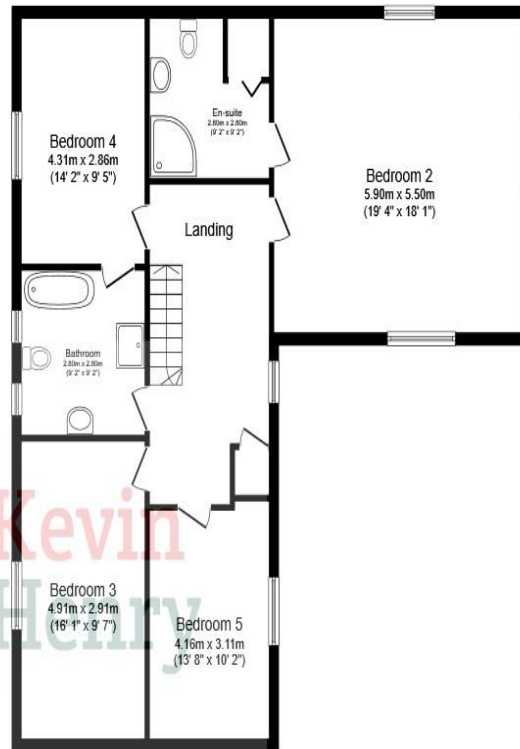
Bedroom 4: 14'2 x 9'5 (4.31m x 2.86m)

Bedroom 5: 13'8 x 10'2 (4.16m x 3.11m)





Ground Floor



First Floor

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If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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