



157 LONDON ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £650,000

4 Bedrooms | 1 Bathrooms | 4 Receptions

**** SPACIOUS & VERSATILE FAMILY HOME **** Situated in a sought after position just off the popular London Road is this extended FOUR DOUBLE BEDROOM detached family home, offering FOUR RECEPTION ROOMS, together with an impressive vaulted Kitchen/Breakfast Room, Utility Room and Cloakroom. To the first floor, the master bedroom benefits from an adjoining Dressing Room, with the remaining THREE DOUBLE BEDROOMS served by a well-appointed Family Bathroom. Externally, the property enjoys a generous frontage with ample off street parking, an INTEGRAL GARAGE, and a private un-overlooked rear garden. Conveniently positioned within easy reach of local shops, amenities, popular schools, Braintree Station and the A120/M11, only by viewing can you truly appreciate the space and versatility on offer.

**** GUIDE PRICE £650,000 - £675,000 ****



GROUND FLOOR

Entrance Hall

Parquet flooring, under stairs storage cupboards, stairs rising to first floor, doors to:

Cloakroom

Laminate flooring, low level WC, vanity hand wash basin, radiator.

Study/Snug 9’10” x 7’3” (3.02m x 2.21m)

Parquet flooring, double glazed window to front aspect, radiator.

Living Room 21’5” x 12’11” (6.55m x 3.94m)

Laminate flooring, central inset multi fuel burner with slate hearth, double glazed window to front aspect, opening to:

Dining Room 11’3” x 10’9” (3.45m x 3.30m)

Laminate flooring, double glazed window to side aspect, radiator, double doors to rear garden.

Kitchen/Breakfast Room 22’0” x 14’9” (6.73m x 4.52m)

Laminate flooring, a range of matching base and wall units, granite edged work surfaces incorporating a double ceramic butler sink with central mixer tap and drainer. Stoves double oven with induction hob and extractor hood over, space for fridge/freezer and dishwasher. Central island comprising of a series of storage drawers and units with a vaulted glass skylight above, built in double storage cupboard, large double glazed windows to rear and side aspect, two radiators.

Utility Room 10’5” x 7’8” (3.20m x 2.34m)

Laminate flooring, base units with space for washing machine and tumble dryer, single ceramic butler sink with central mixer tap, built in storage cupboard, double glazed window to rear aspect, radiator. Door to garage. Door to:

Office/Boot Room 10’7” x 5’8” (3.25m x 1.73m)

Laminate flooring, radiator, door to rear garden.

FIRST FLOOR

Landing

Carpet flooring, radiator, loft access. Doors to:

Master Bedroom 15’7” x 10’5” (4.75m x 3.20m)

Carpet flooring, substantial walk-in wardrobes, radiator, Double glazed window to rear aspect, fully glazed door to side aspect.

Dressing Room 8’11” x 7’4” (2.74m x 2.24m)

Carpet flooring, built in cupboard, vanity hand wash basin with central mixer tap, double glazed window to rear aspect, radiator.

Bedroom Two 12’11” x 10’9” (3.96m x 3.30m)

Carpet flooring, built in wardrobes, double glazed window to front aspect, radiator.

Bedroom Three 10’11” x 10’5” (3.33m x 3.18m)

Carpet flooring, built in wardrobes, double glazed window to front aspect, radiator.

Bedroom Four 10’5” x 9’4” (3.20m x 2.87m)

Carpet flooring, double glazed window to rear aspect, radiator.

Family Bathroom

Tiled flooring, P-shaped panelled bath with central mixer tap and shower over, low level WC, vanity hand wash basin, obscure double glazed window to rear aspect, heated towel rail.

EXTERIOR

Front

Large paved driveway with parking for multiple vehicles leading to front entrance and integral garage. Remainder laid to lawn.

Garage

Integral garage fitted with power, lighting and electric roller shutter door.

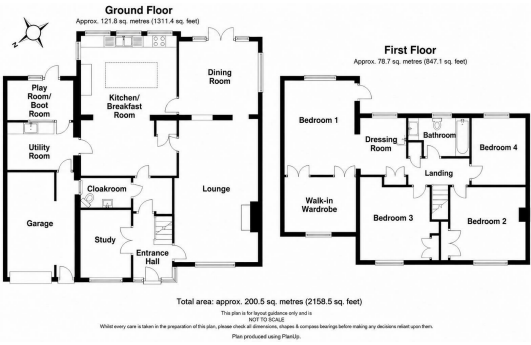
Rear Garden

Large un-overlooked rear garden commencing with paved patio area leading to shingle with the remainder laid to lawn, mature shrub and tree borders, two storage sheds, side gate access.

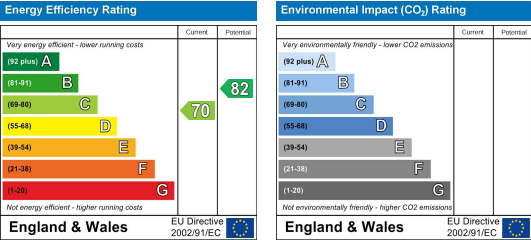
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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