



**Cressing Road, Braintree, CM7 3PP**

**welcome to**

**Cressing Road, Braintree**

William H Brown proudly present this two-bedroom semi-detached property, tucked away along a private driveway just off Cressing Road, conveniently positioned within walking distance of Braintree Town Centre, the Railway Station, and numerous local amenities.



## **Lounge**

13' 7" x 11' 8" ( 4.14m x 3.56m )

Double glazed bay window to front aspect. Radiators. Feature fireplace. Door leading to:-

## **Kitchen / Diner**

15' 4" x 9' 7" max ( 4.67m x 2.92m max )

Double glazed window to rear aspect. Double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven. Four ring gas hob with overhead extractor fan. Plumbing and space for washing machine, Space for fridge freezer. Breakfast bar. Wall mounted boiler. Radiator.

## **Bathroom**

Double glazed window to side aspect. Corner bath. Vanity hand wash basin. Low level WC.

## **Landing**

Doors leading to:-

## **Bedroom One**

11' 6" x 8' 8" ( 3.51m x 2.64m )

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

## **Bedroom Two**

10' x 7' 11" ( 3.05m x 2.41m )

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

## **Gardens**

Front garden with an additional large garden accessed via a gate.

## **Parking**

Garage with driveway to front and an additional allocated parking space.

## **Garage**

16' 4" x 8' 8" ( 4.98m x 2.64m )



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welcome to

## Cressing Road, Braintree

- Semi Detached House
- Character Property
- Two Bedrooms
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£260,000**



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:  
BTR109866 - 0004

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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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