



## 42 RAILWAY STREET, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

3 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* BEAUTIFULLY FINISHED \*\*** Centrally located within easy walking distance of Braintree Station and Town Centre amenities, this EXTENDED and SUPERBLY PRESENTED family home has been sympathetically modernised by the present owners, retaining a wealth of character blended with modern finishings. Internally the property boasts three spacious reception rooms, as well as a fully functional CELLAR, with a recently re-fitted Kitchen suite which opens to the bright and airy Garden Room. Further benefitting from a Utility/Shower Room, THREE DOUBLE BEDROOMS are on offer, in addition to a modern family bathroom, and a large Landing area that lends itself perfectly as a work from home STUDY area. The rear garden is a fantastic space, with patio seating within the fitted pergola, with a generous area to lawn alongside established mature borders. With block paved driveway parking for two vehicles, this property really does tick so many boxes, and early viewing is highly recommended in order to appreciate the finish on offer.



## GROUND FLOOR

### Entrance Porch

Double glazed windows to the side, door leading to:

### Sitting Room 15'2" x 11'0" (4.64 x 3.36)

Double glazed window to the front, oak floorboards, feature log burning stove, radiator. Door to cellar and further doors leading to:

### Study/Playroom 10'11" x 11'0" (3.34 x 3.36)

Double glazed window to the front, carpet flooring, feature gas fireplace with cast iron surround.

### Kitchen 11'1" x 8'7" (3.38 x 2.62)

Double glazed window to the rear, porcelain tiled flooring. Fitted with a range of shaker-style wall and base units with quartz work surfaces. Integrated double ovens, five-ring gas hob, integral dishwasher, and ceramic butler sink with mixer tap. Space for American-style fridge freezer.

### Dining Room 9'10" x 9'4" (3.01 x 2.87)

Porcelain tiled flooring, smooth ceiling with downlighting, opening to:

### Garden Room 18'5" x 7'11" (5.62 x 2.42)

Porcelain tiled flooring, four double glazed windows to the side, skylight windows, two radiators, and French doors opening to the rear garden. Door leading to:

### Utility/Shower Room 8'11" x 8'8" (2.74 x 2.65)

Porcelain tiled flooring, fitted with a corner shower enclosure and WC. Two double glazed windows to the rear. Space and plumbing for washing machine and tumble dryer.

### Cellar

Fully tanked with power and lighting.

## FIRST FLOOR

### Landing

Carpet flooring, double glazed window to the front, loft access, and a useful study area. Doors to:

### Bedroom One 14'6" x 9'6" (4.44 x 2.91)

Double glazed window to the rear, carpet flooring, fitted wardrobes, radiator

### Bedroom Two 11'0" x 10'10" (3.37 x 3.32)

Double glazed window to the front, carpet flooring, radiator.

### Bedroom Three 10'10" x 11'0" (3.31 x 3.37)

Dual aspect with double glazed windows to the front and rear, carpet flooring, radiator.

### Bathroom

Fitted with a bath and shower over, WC, pedestal wash hand basin, heated towel radiator, extractor fan, and obscure double glazed window to the side.

## EXTERIOR

### Front

Block paved driveway providing off-road parking for at least two vehicles.

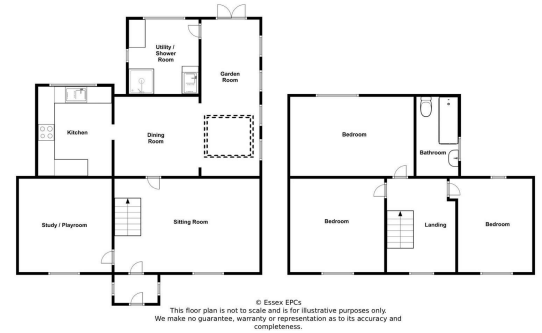
### Rear Garden

Resin patio area leading to a lawn with established borders. Further paved patio area with fitted pergola, ideal for outdoor entertaining.

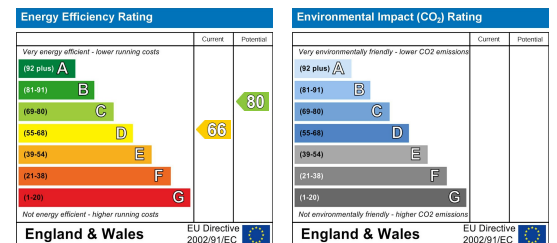
## Area Map



## 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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