



Cressing Road, Braintree, CM7 3PN

welcome to

Cressing Road, Braintree

**** GUIDE PRICE £400,000 - £425,000 **** Nestled in a sought-after location just moments from the highly regarded Alec Hunter Academy, this beautifully presented three-bedroom semi-detached home offers the perfect blend of style, space, and convenience—ideal for modern family living!



Entrance Hall

Entrance door leading to hallway. Tiled flooring. Radiator. Stairs to first floor.

Cloakroom

Double glazed window to rear aspect. Low level WC. Hand wash basin. Radiator. Tiled flooring.

Lounge

17' 1" x 11' 6" (5.21m x 3.51m)
Double glazed window to front aspect. Feature fireplace with limestone surround. Two radiators. Exposed wooden flooring.

Dining Room

10' 9" x 9' 6" (3.28m x 2.90m)
Double glazed window to front aspect. Radiator. Tiled flooring.

Kitchen

11' 3" x 6' 9" (3.43m x 2.06m)
Double glazed window and door leading to Conservatory. Range of base and eye level units with work surface over incorporating an inset ceramic sink with hot and cold mixer taps. Under cupboard lighting. Five ring gas hob with overhead extractor fan. Built in oven and microwave. Plumbing for dishwasher. Radiator.

Conservatory

24' 4" x 9' 1" (7.42m x 2.77m)
Double glazed window to rear aspect. Double glazed French doors and single door to rear aspect. Exposed wooden flooring. Radiator. Range of fitted cupboards.

Landing

Loft access. Exposed wooden flooring.

Bedroom One

12' 2" x 9' 4" (3.71m x 2.84m)
Double glazed window to front aspect. Range of fitted wardrobes. Cupboard housing boiler. Radiator. Laminate flooring.

Walk In Wardrobe / Storage

Off the landing is a walk in wardrobe / storage cupboard. Double glazed window to rear aspect. Exposed wooden flooring. Two sets of storage cupboards / wardrobes.

Bedroom Two

9' 7" x 6' 9" (2.92m x 2.06m)
Double glazed window to rear aspect. Range of fitted wardrobes. Radiator. Laminate flooring.

Bedroom Three

11' 3" x 8' 4" (3.43m x 2.54m)
Double glazed window to front aspect. Radiator. Laminate flooring.

Bathroom

Obscure double glazed window to rear aspect. Low level WC. Vanity hand wash basin. Side panel bath with overhead shower attachment. Shower cubicle. Radiator. Heated towel rail.

Garage

15' 6" x 20' 8" (4.72m x 6.30m)
Power and lighting. Fitted units with inset sink drainer. Small utility area with plumbing for washing machine.

Rear Garden

Commencing with a patio seating area with established sleeper boarders and inset fish pond. Access to double garage with further storage shed. Pergola leading to garden which is mainly laid to lawn with a wide van of trees and shrubs. There is a pathway leading to a further garden area which is laid to lawn with flowers, trees, shrubs and allotment area. To the rear of the garden is a greenhouse and shed.



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Cressing Road, Braintree

- Three Bedroom Semi Detached House
- Solar Panels
- Conservatory
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: C
Council Tax Band: C



guide price

£400,000 - £425,000

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:
BTR109713 - 0005

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