



Clare Road, Braintree, CM7 2PA

welcome to

Clare Road, Braintree

We are delighted to present this impressive and generously proportioned five-bedroom residence, perfectly positioned in central Braintree. Located just a short stroll from the bustling High Street, you'll enjoy easy access to a fantastic selection of shops, bars, restaurants and transport links.



Entrance Porch

Double glazed window to side aspect. Radiator.

Hallway

Double glazed window to side aspect. Two radiators. Stairs to first floor. Additional front door.

Lounge

23' 2" x 15' 2" (7.06m x 4.62m)

Double glazed bay window front aspect. Double glazed window to front. Two radiators. Feature fireplace.

Bedroom Four

12' x 16' 4" (3.66m x 4.98m)

Double glazed window to rear aspect. Double glazed door to rear garden. Radiator.

Bedroom Five

17' 10" x 9' 9" (5.44m x 2.97m)

Double glazed bay window to front aspect. Radiator.

Snooker Room

31' 2" x 17' 8" (9.50m x 5.38m)

Two double glazed windows to side aspect. Double glazed French doors to rear garden. Four radiators.

Bar

9' 4" x 9' 6" (2.84m x 2.90m)

Double glazed window to side aspect. Radiator.

Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator.

Kitchen

8' 6" x 14' 7" (2.59m x 4.45m)

Double glazed window to rear and side aspect. Double glazed door to rear garden. Range of matching base and eye level units with granite work surface over incorporating a butler sink with hot and cold mixer taps. Space for range cooker. Extractor fan. Integrated appliances. Radiator.

Dining Room

12' 4" x 13' 3" (3.76m x 4.04m)

Radiator. Opening to:-

Conservatory

12' 7" x 14' 7" (3.84m x 4.45m)

Double glazed windows all around. Double glazed French doors to rear garden.

Landing

Loft access. Radiator.

Bedroom One

14' 5" + recess x 14' 2" max (4.39m + recess x 4.32m max)

Double glazed window to rear aspect. Radiator. Two double built in wardrobes.

En-Suite

Obscure double glazed window to rear aspect. Walk in double shower cubicle. Free standing bath. Low level WC. Pedestal hand wash basin. Radiator.

Bedroom Two

14' 5" x 12' 9" (4.39m x 3.89m)

Two double glazed windows to front aspect. Two radiators.

Bedroom Three

11' 8" x 12' 2" (3.56m x 3.71m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect. P'shaped bath with hot and cold mixer tap and shower attachment. Low level WC. Hand wash basin. Heated towel rail. Built in cupboard.

Garden

Landscaped rear garden with patio seating area. Remainder laid to lawn and an abundance of mature trees and shrubs. Enclosed by panel fencing,

Parking

Driveway providing off street parking for several cars.



view this property online williamhbrown.co.uk/Property/BTR109728



welcome to

Clare Road, Braintree

- Five Bedroom Detached House
- Well Presented Throughout
- Conservatory
- 31 ft Games Room
- Close to Town Centre

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

guide price

£650,000 - £700,000



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.focallagent.com



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR109728](https://www.williamhbrown.co.uk/Property/BTR109728)



Property Ref:
BTR109728 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)