



**Clare Road, Braintree, CM7 2PA**

  
**william  
h brown**

**welcome to**

## **Clare Road, Braintree**

**\*\*GUIDE PRICE £650,000 - £700,000\*\*** We are thrilled to introduce this spacious and beautifully appointed five-bedroom home, ideally situated in the heart of Braintree. Just moments from the lively High Street, you'll benefit from convenient access to an excellent array of shops, bars, restaurants, and transport connections.



**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.



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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**



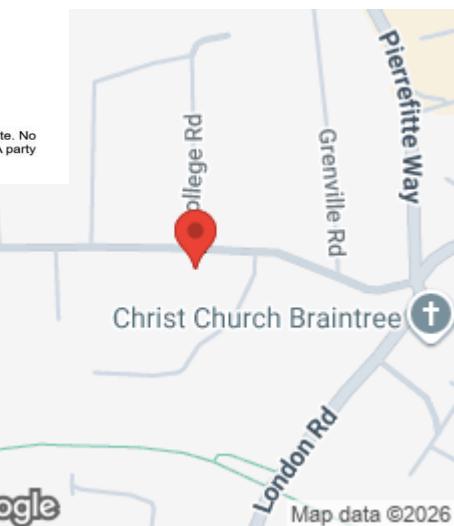
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Property Ref:  
BTR109728 - 0005

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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.



Please note the marker reflects the postcode not the actual property



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