

Clare Road, Braintree, CM7 2PA

william
h brown

welcome to

Clare Road, Braintree

GUIDE PRICE £650,000 - £700,000 William H Brown are pleased to present this spacious five-bedroom home 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
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" x 14' 2" (4.39m x 4.32m)
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 bah. 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.

welcome to

Clare Road, Braintree

- Five Bedroom Detached House
- Well Presented Throughout
- Conservatory
- 31st 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.focalagent.com









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The Property Ombudsman

Property Ref:
BTR110745 - 0003

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