

Convent Lane, Braintree, CM7 9RN

william h brown

welcome to

Convent Lane, Braintree

** GUIDE PRICE £550,000 - £600,000 **William H Brown are proud to offer this deceptively spacious and beautifully presented four double bedroom detached family home, nestled within the prestigious Convent Lane, just a short walk from the stunning Blackwater Nature Reserve and local amenities.













Hallway
Radiator. Doors leading to

Lounge
20' 5" max x 14' 4" max (6.22m max x 4.37m max)
Two double glazed windows to side aspect. Double glazed French doors to rear garden. Radiator. Feature fireplace with electric fire and flame display. Vertical radiator. Double door opening to

Dining Room
16' 5" x 10' 4" (5.00m x 3.15m)
Double glazed sliding patio doors to Conservatory. Radiator. Door leading to

Kitchen
16' 3" max x 15' 5" max (4.95m max x 4.70m max)
L'Shaped. Double glazed window to rear aspect. Double glazed door to Conservatory. Obscure double glazed window to side aspect. Two radiators. Range of matching base and eye level units with granite work surface over incorporating a one and a half ceramic sink drainer with hot and mixer taps. Range cooker with overhead extractor fan. Washing machine and dishwasher to remain. Tiled flooring. Door leading to

Conservatory
15' 3" max x 12' 5" max (4.65m max x 3.78m max)
L'Shaped. Brick base with double glazed windows all around. Double glazed French doors to rear garden. Two electric heaters. Tiled flooring.

Inner Lobby
Stairs to first floor. Door leading to double garage.

Bedroom Two
16' 8" max into bay x 10' 4" (5.08m max into bay x 3.15m)
Double glazed bay window to front aspect. Radiator. Leading to

Walk In Wardrobe
10' 5" x 5' 7" (3.17m x 1.70m)
Radiator. Built in wardrobes

Bedroom Four
10' 3" max into bay x 11' 8" max (3.12m max into bay x 3.56m max)
Double glazed bay window to front aspect. Radiator.

Bathroom
Obscure double glazed window to side aspect. Panel enclosed bath with hot and cold shower attachment. Low level WC. Vanity hand wash basin. Walk in double shower cubicle. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Wall mounted dimplex electric heater.

Double Garage
21' 7" max x 16' max (6.58m max x 4.88m max)
Electric up and over door. Space for dryer and chest freezer. Vaulted ceiling with two skyline windows. Window to side aspect.

Landing
11' 6" x 5' 5" + recess (3.51m x 1.65m + recess)
Skylight window to rear aspect. Radiator. Loft access. Eaves storage. Doors leading to

Bedroom One
16' 8" max + recess x 11' 3" max (5.08m max + recess x 3.43m max)
Restricted head height. Two skylight windows to side aspect. Radiator. Door leading to

Walk In Wardrobe
11' 6" x 6' (3.51m x 1.83m)
Restricted head height. Radiator. Eaves storage.

Bedroom Three
11' 5" max + recess x 11' 3" max + recess (3.48m max + recess x 3.43m max + recess)
Restricted head height. Double glazed window to rear aspect with views to fields. Radiator.

Bathroom
Obscure double glazed window to side aspect. Skylight window to rear with field views. Low level WC. Pedestal hand wash basin. Panel enclosed bath with hot and cold mixer tap and shower attachment. Walk in double shower cubicle. Heated towel rail. Extractor fan. Cupboard housing hot water tank. Loft access.

Garden
Patio seating area. Mainly laid to lawn. Shrub borders. Panel fencing. Gate to farmers field. Side access.

Parking
Drop kerb leading to driveway for multiple cars. Integral double garage with up and over doors.

Agent Note
We have been advised by our client that Probate has now been granted.

welcome to

Convent Lane, Braintree

- NO ONWARD CHAIN
- Four Double Bedrooms
- Highly Sort After Location
- Spacious Accommodation
- Double Integral Garage

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

guide price

£550,000 - £600,000



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:
BTR109197 - 0007

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