BRANOCS ESTATES

273 LONDON ROAD, BRAINTREE CM77

GUIDE PRICE £700,000

5 Bedrooms | 2 Bathrooms | 3 Receptions

** SPACIOUS & VERSATILE FAMILY HOME ** Occupying a generous plot on the sought-after London Road, this extended FIVE bedroom DETACHED residence offers flexible and well-proportioned accommodation throughout, making it an ideal home for growing families. The ground floor centres around a welcoming reception hall, generous lounge, spacious kitchen/breakfast room with granite work surfaces, separate dining room/playroom, and a practical utility/shower room. A ground-floor guest bedroom with its own en-suite shower room provides excellent versatility for multi-generational living or visiting guests.

To the first floor, the impressive master bedroom suite benefits from an extensive dressing area with fitted wardrobes and a private en-suite shower room. Three further bedrooms are served by a family bathroom, providing ample accommodation for family life.

Externally, the property truly excels with a stunning UNOVERLOOKED rear garden, featuring a raised decked entertaining area with hot tub, expansive lawn, mature borders, a timber-built outside bar, and additional storage outbuilding. Further enhancing the appeal is a DETACHED DOUBLE GARAGE with power and lighting, offering ANNEX POTENTIAL (STPP), together with driveway parking for 3-4 vehicles. Ideally positioned close to local amenities, popular schools, Braintree Town Centre and Station, as well as excellent road links including the A120 and M11, this exceptional home combines space, flexibility and convenience in equal measure. Early viewing is highly recommended.

GROUND FLOOR

Entrance Hall
Wooden flooring, radiator, door to:

Rececption Hall
Solid wood flooring, double glazed window to rear aspect, two built in storage cupboards, radiator, stairs rising to first floor, doors to:

Kitchen/Breakfast Room 16'0" x 13'3" (4.88m x 4.06m)
Tiled flooring, range of matching wall and base units with granite edged work surfaces, sink with drainer and central mixer tap, space for American fridge/freezer, built in oven, gas hob with extractor hood, space for dishwasher, door to rear garden.

Living Room 16'11" x 13'4" (5.18m x 4.08m)
Carpet flooring, double glazed window to front aspect, radiator.

Dining Room/Playroom 12'5" x 11'1" (3.81m x 3.40m)
Carpet flooring, double glazed window to rear aspect, radiator.

Bedroom Four 12'9" x 10'9" (3.91m x 3.28m)
Carpet flooring, built in wardrobes, double glazed window to front aspect, radiator, door to:

En Suite
Suite comprising of enclosed shower, low level WC, hand wash basin with vanity. Obscure double glazed window to side aspect, chrome heated towel rail.

Utility and Shower Room
Tiled flooring, suite comprising of matching wall and base units with inset WC and hand wash basin, enclosed shower unit, space for washing machine and tumble dryer, chrome heated towel rail, obscure double glazed window to side aspect.

FIRST FLOOR

Landing
Carpet flooring, radiator, doors to:

Master Bedroom 23'7" x 16'11" (7.19m x 5.18m)
Carpet flooring, built in wardrobes, two radiators, two double glazed windows to front aspect. Door to:

En Suite
Suite comprising of enclosed shower unit, low level WC, hand wash basin with vanity, chrome heated towel rail, Obscure double glazed window to side aspect.

Bedroom Two 15'1" x 14'4" (4.60m x 4.39m)
Carpet flooring, Double glazed window to front aspect, radiator.

Bedroom Three 15'1" x 13'5" (4.60m x 4.09m)
Carpet flooring, built in wardrobe, double glazed window to rear aspect, radiator.

Bedroom Five 10'9" x 6'2" (3.30m x 1.88m)
Carpet flooring, double glazed window to rear aspect, radiator.

Bathroom
Suite comprising of panelled bath with central mixer tap and shower attachment, low level WC, hand wash basin with vanity, chrome heated towel rail, obscure double glazed window to rear aspect.

EXTERIOR

Front
Large driveway with parking for multiple vehicles.

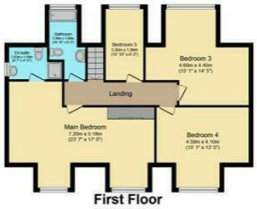
Rear Garden
Enclosed un-overlooked rear garden commencing with raised decking area with inset hot tub, remainder laid to lawn with established boarders, shingle side area with a timber built bar with lighting and power and door to further storage, side access gate to driveway.

Double Garage
Detached double garage with single up-and-over door, power and lighting connected.

Area Map

Floor Plans

Ground Floor

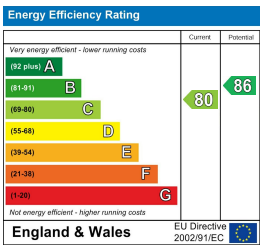


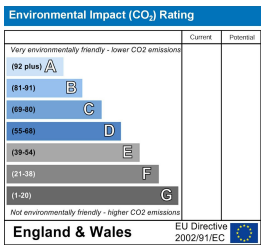
First Floor

Total floor area 188.0 sq.m. (2,023 sq.ft.) approx

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).

Energy Efficiency Graph





Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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