Cressing Road, Braintree, CM7 3PN

william
h brown

welcome to

Cressing Road, Braintree

GUIDE PRICE £400,000 to £425,000 Situated in a highly sought-after location just a short walk from the popular Alec Hunter Academy, this beautifully presented three-bedroom semi-detached home combines style, space, and practicality, making it perfect for modern family living!

Entrance Hall
Entrance door leading to hallway. Tiled flooring. Radiator. Stairs to first floor.

Cloakroom
Double glazed window to rear aspect. Low level WC. Hand wash basin. Radiator. Tiled flooring.

Lounge
17' 1" x 11' 6" (5.21m x 3.51m)
Double glazed window to front aspect. Feature fireplace with limestone surround. Two radiators. Exposed wooden flooring.

Dining Room
10' 9" x 9' 6" (3.28m x 2.90m)
Double glazed window to front aspect. Radiator. Tiled flooring.

Kitchen
11' 3" x 6' 9" (3.43m x 2.06m)
Double glazed window and door leading to Conservatory. Range of base and eye level units with work surface over incorporating an inset ceramic sink with hot and cold mixer taps. Under cupboard lighting. Five ring gas hob with overhead extractor fan. Built in oven and microwave. Plumbing for dishwasher. Radiator.

Conservatory
24' 4" x 9' 1" (7.42m x 2.77m)
Double glazed window to rear aspect. Double glazed French doors and single door to rear aspect. Exposed wooden flooring. Radiator. Range of fitted cupboards.

Landing
Loft access. Exposed wooden flooring.

Bedroom One
12' 2" x 9' 4" (3.71m x 2.84m)
Double glazed window to front aspect. Range of fitted wardrobes. Cupboard housing boiler. Radiator. Laminate flooring.

Walk In Wardrobe / Storage
Off the landing is a walk in wardrobe / storage cupboard. Double glazed window to rear aspect. Exposed wooden flooring. Two sets of storage cupboards / wardrobes.

Bedroom Two
9' 7" x 6' 9" (2.92m x 2.06m)
Double glazed window to rear aspect. Range of fitted wardrobes. Radiator. Laminate flooring.

Bedroom Three
11' 3" x 8' 4" (3.43m x 2.54m)
Double glazed window to front aspect. Radiator. Laminate flooring.

Bathroom
Obscure double glazed window to rear aspect. Low level WC. Vanity hand wash basin. Side panel bath with overhead shower attachment. Shower cubicle. Radiator. Heated towel rail.

Garage
15' 6" x 20' 8" (4.72m x 6.30m)
Power and lighting. Fitted units with inset sink drainer. Small utility area with plumbing for washing machine.

Rear Garden
Commencing with a patio seating area with established sleeper boarders and inset fish pond. Access to double garage with further storage shed. Pergola leading to garden which is mainly laid to lawn with a wide van of trees and shrubs. There is a pathway leading to a further garden area which is laid to lawn with flowers, trees, shrubs and allotment area. To the rear of the garden is a greenhouse and shed.

Parking
Driveway providing off street parking for three cars.

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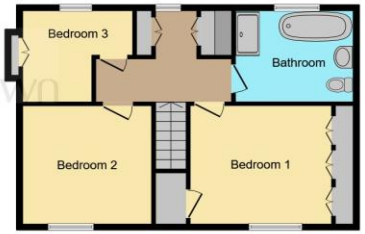
- Three Bedroom Semi Detached House
- Solar Panels
- Conservatory
- Double Glazing
- Gas Central Heating

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

Ground Floor



First Floor

guide price

£400,000 - £425,000

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:
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william h brown

01376 320018

braintree@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.