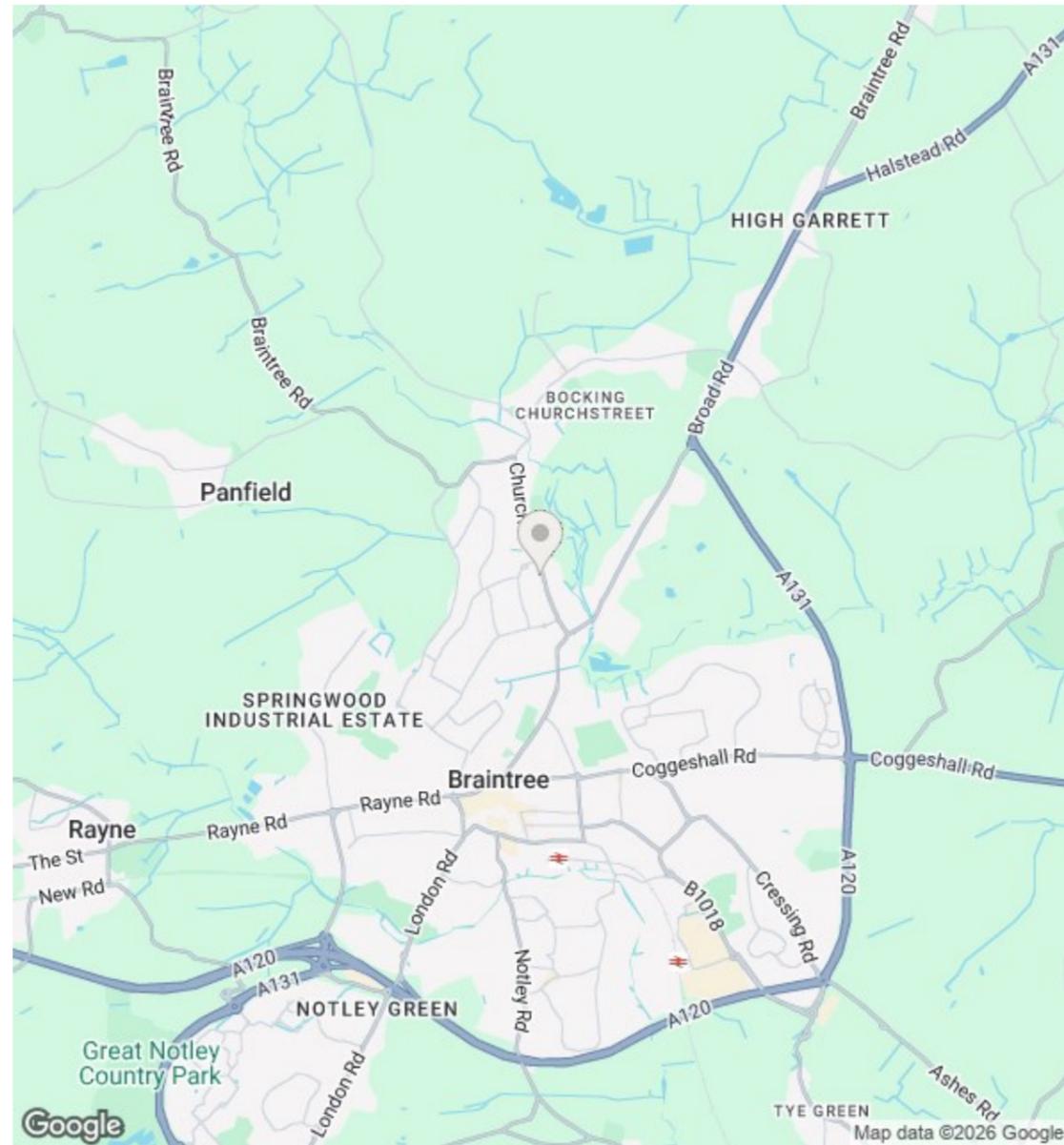


# DANIEL BREWER

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#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## CHURCH LANE, BRAINTREE, ESSEX, CM7 5SD

### OFFERS OVER £350,000



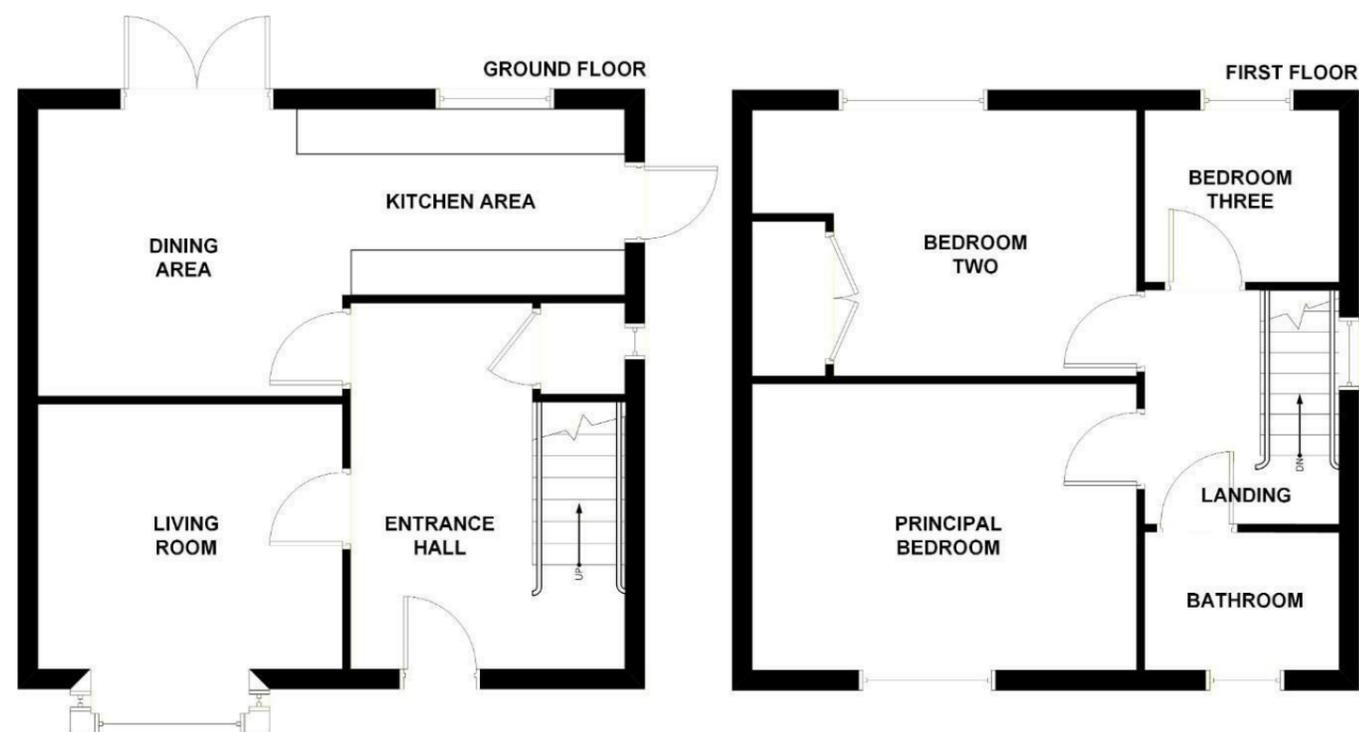
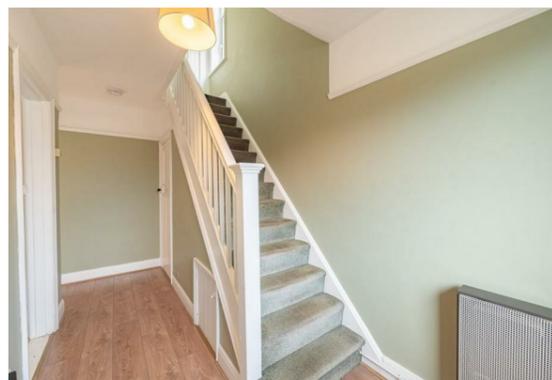
**CHURCH LANE  
BRAINTREE  
ESSEX  
CM7 5SD**

**\*\*\*No Onward Chain\*\*\***

*Situated on a popular road on the outskirts of the sought-after commuter town of Braintree, this elegant three-bedroom semi-detached family home offers well-proportioned accommodation arranged over two floors. The property is filled with natural light and retains a number of attractive original features.*

*The ground floor comprises an inviting entrance hall, a spacious living room featuring a bay window, and a kitchen/dining room providing an excellent space for everyday family living and entertaining. To the first floor are three well-sized bedrooms and a family bathroom.*

*Externally, the property benefits from a generous rear garden with outbuilding, driveway parking, and significant potential to extend, subject to the necessary planning permissions.*



**TOTAL INTERNAL APPROX.  
FLOOR AREA: 872 SQ. FT.**

**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



#### **Entrance Hall**

Wood effect flooring, understairs storage cupboard, power points, picture rail, stairs rising to the first floor landing, doors to.

#### **Living Room**

12'9" x 11'5" (3.9 x 3.5)

UPVC double glazed bay window to front aspect, feature fireplace with gas back boiler, power points, T.V point, telephone point, picture rail.

#### **Kitchen/Dining Room**

18'4" x 12'6" (5.59 x 3.83)

UPVC double glazed window to rear aspect, base and eye level units with complimentary working surfaces over, inset 1 1/2 bowl sink with drainer unit, freestanding cooker, space for fridge/freezer, space for washing machine, wood effect flooring, inset spotlights, power points, part tiled walls, UPVC single door to side aspect, UPVC double glazed French doors leading to the rear garden.

#### **First Floor Landing**

UPVC double glazed opaque window to side aspect, power points, doors to.

#### **Principal Bedroom**

11'5" x 10'9" (3.5 x 3.3)

UPVC double glazed window to front aspect, radiator, power points, inset spotlights, picture rail.

#### **Bedroom Two**

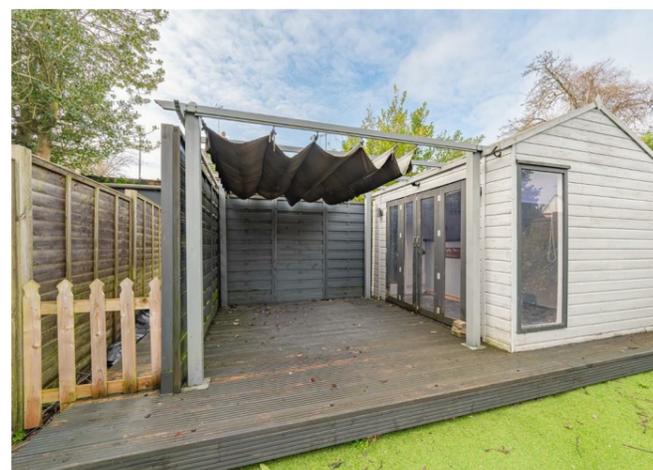
12'1" x 9'11" (3.7 x 3.04)

UPVC double glazed window to rear aspect, radiator, power points, inset spotlights, built-in airing cupboard, picture rail.

#### **Bedroom Three**

7'10" x 7'10" (2.4 x 2.4)

UPVC double glazed window to rear aspect, radiator, power points, picture rail.



- Three Bedrooms
- Semi-Detached Family Home
- Generous Rear Garden With Outbuilding
- Driveway Parking
- No Onward Chain
- Living Room With Bay Window
- Kitchen/Dining Room
- Family Bathroom
- Close Proximity To Local Amenities
- Fantastic Potential To Extend (STPP)





#### **Bathroom**

UPVC double glazed opaque window to front aspect, claw foot freestanding bath, W.C, wash hand basin with pedestal, extractor fan, part tiled walls, vinyl flooring.

#### **Garden**

To the rear of the property is a patio area leading to the lawn with a variety of mature shrubs & trees. To the foot of the garden is a timber outbuilding with a raised decked area. The outbuilding boasts power, lighting, bar area and bi-folding doors. The garden further benefits from a timber shed and side access granted via a timber gate.

#### **Driveway Parking**

To the front of the property is driveway parking.

#### **Town Summary**

Braintree offers a wide range of amenities ideal for modern living, combining convenience with excellent transport links. The town benefits from Braintree Village (formerly Freeport), a popular designer outlet with a variety of shops, restaurants and leisure facilities, all within easy reach of Braintree Freeport railway station. Braintree town centre provides further shopping, cafés and everyday services, along with Braintree mainline station, offering regular rail services to London Liverpool Street via Witham. With good road connections and local bus routes, Braintree is well-suited for commuters, families and investors alike.

