



**Connells**

Valley Road  
Braintree



## Property Description

**\*\*Guide Price £425,000 - £450,000\*\***

Discover the perfect family home in this spacious four bedroom detached home, where comfort meets convenience, benefiting from No Onward Chain allowing you to settle in with no delay.

As you enter the property you are greeted by an inviting entrance hall which leads onto the heart of the home, the spacious living room. Additionally the ground floor benefits from a practical utility room, kitchen/dining room, conservatory overlooking the private garden and a convenient cloakroom.

Retreat to your master suite, featuring a walk in wardrobe and a en-suite shower room. A family bathroom and further four versatile rooms complete this homes layout offering endless potential.

This family home also boasts a garage, off road parking and a private rear garden.

Location in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer. Furthermore 'Braintree Village' with a variety of shopping and leisure facilities are only a short distance away. Reputable schooling is also with easy reach.

Additionally, the A131 and A120 are easily

accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Don't miss out this exceptional opportunity to create lasting memories in a home that truly caters to your families needs.

## Entrance Hall

Stairs leading to the first floor

## Downstairs Cloakroom

Low level WC, pedestal hand wash basin, radiator.

## Living Room

19' 2" x 12' 1" ( 5.84m x 3.68m )

Double glazed french door to the conservatory, double glazed window to the rear aspect, two radiators.

## Kitchen/Dining Room

19' 6" x 13' 2" max ( 5.94m x 4.01m max )

Stainless steel sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, integrated fridge-freezer, space for washing machine, double glazed window to the front and rear aspect, two radiators.

## Utility Room

6' 4" x 5' ( 1.93m x 1.52m )

Inset stainless steel sink unit with right hand drainer, working surfaces to the side with cupboard under, space for appliances, radiator, door to the rear aspect.

### Conservatory

7' 6" x 6' 5" ( 2.29m x 1.96m )

Double glazed windows to the side and rear aspect, double glazed door to the rear aspect.

### First Floor Landing

Loft access, skylight, storage cupboard, radiator.

### Bedroom One

12' 8" x 11' 6" plus door recess ( 3.86m x 3.51m plus door recess )

Double glazed window to the side and front aspect, radiator.

### Walk In Wardrobe

7' 1" into wardrobe x 6' 2" into wardrobe ( 2.16m into wardrobe x 1.88m into wardrobe )

A range of built in wardrobes, radiator.

### En-Suite Shower

Low level WC, pedestal hand wash basin, walk in shower cubicle, skylight, radiator.

### Bedroom Two

12' 5" x 11' 9" ( 3.78m x 3.58m )

Two double glazed windows to the rear aspect, radiator.

### Bedroom Three

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed window to the front aspect, radiator.

### Bedroom Four

8' 9" Sloped ceilings x 7' 7" ( 2.67m Sloped ceilings x 2.31m )

Double glazed window to the rear aspect, radiator.

### Bedroom Five/Study

10' max x 6' 5" ( 3.05m max x 1.96m )

Double glazed window to the front aspect, radiator.

### Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath, skylight, radiator.

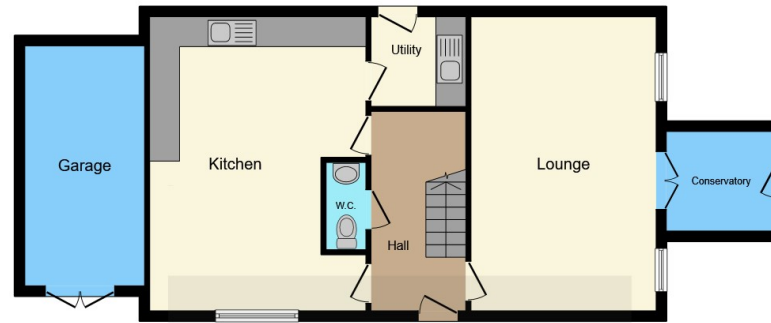
### Rear Garden

Laid to lawn









**Ground Floor**



**First Floor**

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**T 01376 552 222**  
**E [braintree@connells.co.uk](mailto:braintree@connells.co.uk)**

17 Great Square  
 BRAINTREE CM7 1TX

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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