



**Broad Road, Braintree, CM7 9RX**



**welcome to**

**Broad Road, Braintree**

\*GUIDE PRICE £500,000-£550,000\* William H Brown are pleased to offer this well presented and deceptively spacious three/four bedroom detached chalet home, ideally positioned along the highly sought-after Broad Road – a location renowned for its excellent amenities and transport links.



### **Hallway**

Radiator. Stairs to first floor. Doors leading to:-

### **Study / Bedroom Four**

5' 7" x 7' 1" ( 1.70m x 2.16m )

Double glazed window. Radiator.

### **Lounge**

20' 8" x 15' 5" ( 6.30m x 4.70m )

Double glazed dual aspect. Radiators. Feature fireplace. Laminate flooring.

### **Kitchen**

11' 2" max x 22' max ( 3.40m max x 6.71m max )

Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Built in double oven. Four ring gas hob. Overhead extractor fan. Plumbing and space for washing machine and dishwasher. Space for fridge and freezer. Radiator. Door leading to:-

### **Conservatory**

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed windows all around. Double glazed French doors to rear garden Door to rear garden. Electric heaters. Tiled flooring.

### **Bathroom**

8' 8" max x 7' max ( 2.64m max x 2.13m max )

Obscure double glazed window. Side panel bath. Low level WC. Vanity hand wash basin. Walk in shower cubicle. Wall mounted heated towel rail. Radiator. Laminate flooring.

### **Landing**

Double glazed window with shutters. Loft access. Radiator. Storage cupboards. Doors leading to:-

### **Bedroom One**

15' 2" max x 14' 1" max ( 4.62m max x 4.29m max )

Double glazed window. Carpets. Radiator. Built in storage cupboard and wardrobe. Door leading to:-

### **En-Suite**

5' 11" x 5' 11" ( 1.80m x 1.80m )

Walk in shower cubicle. Low level WC. Wall mounted hand wash basin. Heated towel rail.

### **Bedroom Two**

11' 11" max x 13' 7" max ( 3.63m max x 4.14m max )

Double glazed window. Radiator. Storage cupboards. Carpets. Loft access.

### **Bedroom Three**

12' 10" x 8' 11" ( 3.91m x 2.72m )

Double glazed window . Radiator. Carpets.

### **Cloakroom**

Obscure double glazed window. Wall mounted hand wash basin. Radiator.

### **Garden**

Driveway providing off street parking for multiple cars.

### **Parking**

Large rear garden with mature trees and shrubs. Enclosed by panel fencing. Vehicular rear access to workshop.

### **Workshop**

16' 5" x 8' 10" ( 5.00m x 2.69m )

Vehicular rear access to workshop.



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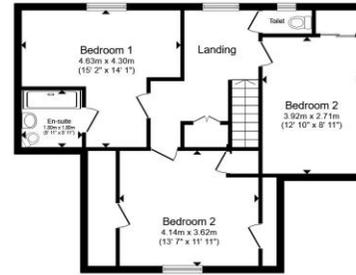
## Broad Road, Braintree

- Three / Four Bedroom Detached House
- Bathroom, En-Suite and Cloakroom
- Sought After Area
- Conservatory
- Double Glazing

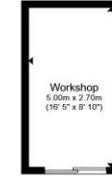
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C



Ground Floor



First Floor



Outbuilding

guide price

**£500,000 - £550,000**

Total floor area 174.4 m<sup>2</sup> (1,877 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). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110162 - 0002

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