

**NP** NICHOLAS  
PERCIVAL

**For Sale.**

2 Williams Drive, Braintree, Essex CM7 5QJ

Incorporating **BS** BIRCHALL  
STEEL





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## **A well-presented three double bedroom family home in the popular village of Bocking**

2 Williams Drive is an end of mews, family home, located on a quiet cul-de-sac in the popular village of Bocking, and yet within walking distance of Braintree town centre

The property offers a kitchen / breakfast room, separate lounge, an ensuite shower to the main bedroom in addition to the family bathroom and ground floor cloakroom.

There is a single garage with off-road parking and enclosed rear garden.

West Facing Rear Garden | Quiet cul-de-sac setting

Freehold | Council Tax Band D | Gas Central Heating | EPC C

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## The Property

A storm porch welcomes you to the home and the entrance hallway opens to a fitted kitchen that includes an integrated four-ring induction hob, accompanied by an integrated oven and extractor hood. There is space and plumbing for a washing machine as well as a slim-line dishwasher. There is also space for a free-standing fridge-freezer. Ample storage is provided by a good array of cupboards and drawers, all set within an attractive work top. Within one cupboard there is also a water softener.

The hallway also provides access to the spacious sitting room and in turn the conservatory, which benefits from heating, and enjoys views of the garden. The cloakroom completes the ground floor and is comprised of a toilet and hand basin set with a vanity unit.

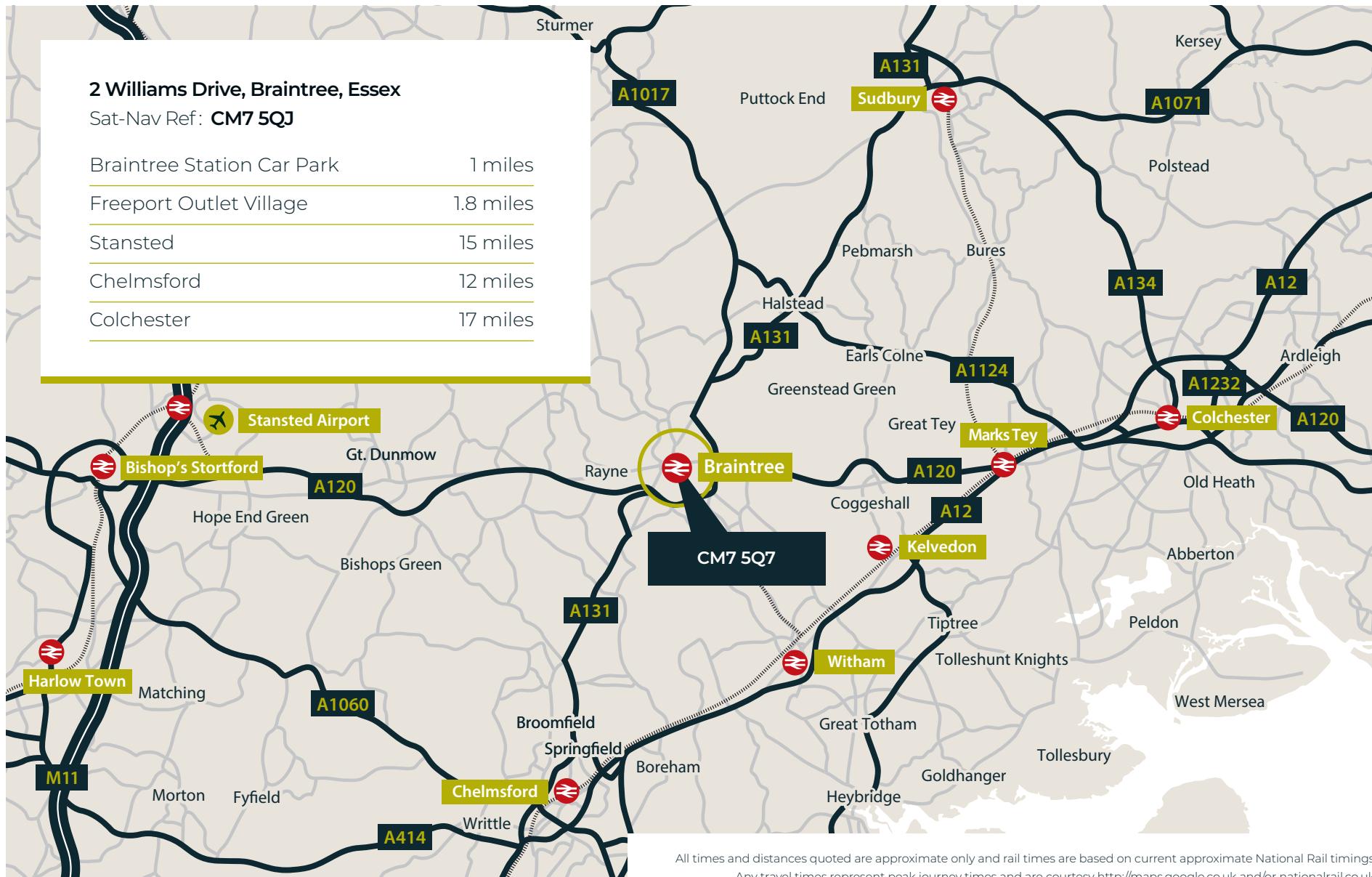
## Upstairs

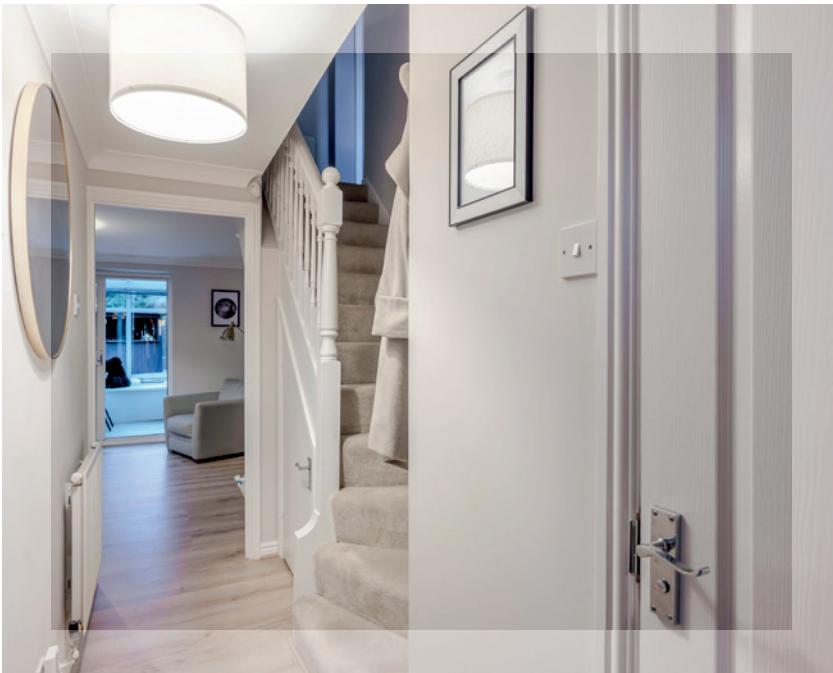
Ascending the stairs to the first floor, there are three double bedrooms.

The main bedroom to the front of the property offers a large built-in wardrobe. The accompanying ensuite shower room is comprised of a shower cubicle, handbasin (set within a vanity unit), toilet and heated towel rail. There is also a cupboard within which the gas boiler is located.

Bedroom two is a dual aspect double room with built in wardrobe space, and bedroom three is a smaller double to the rear of the property. The family bathroom completes the internal accommodation and is comprised of a bath with shower mixer attachment, handbasin (set within a vanity unit) and toilet.

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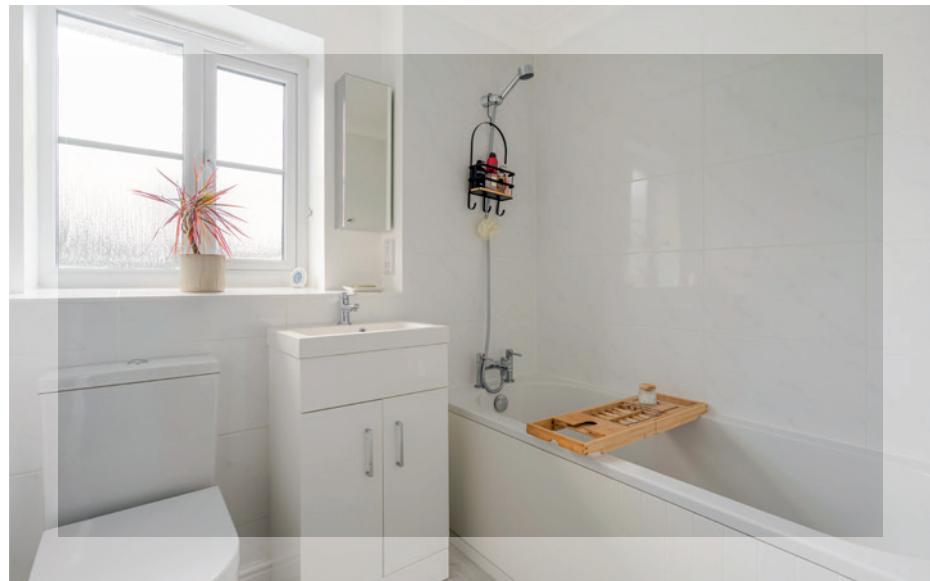
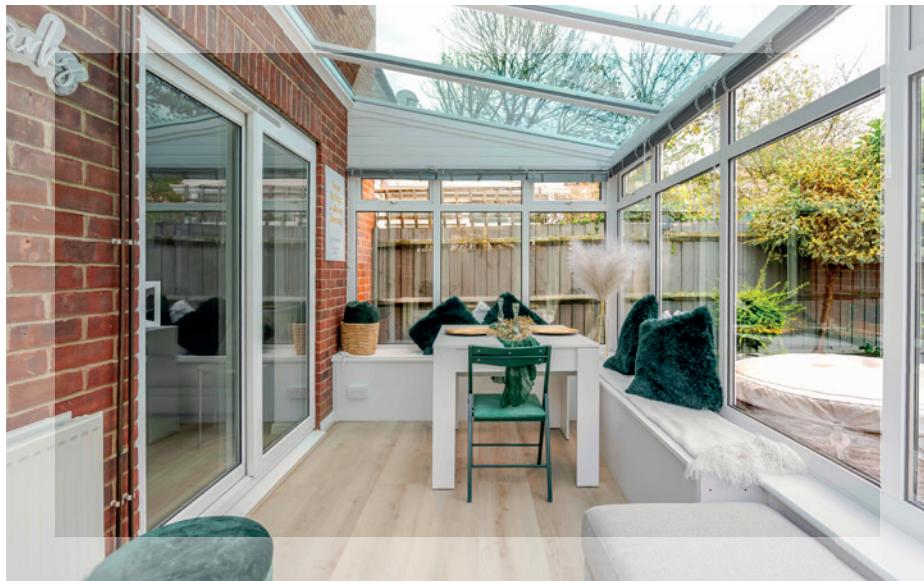
## Location

Williams Drive is located in the popular Bocking area of Braintree and is a short walk from the bustling town centre. The local primary school was rated as 'good' in the latest Ofsted report. Braintree itself is a lovely market town with a range of shopping, dining and recreational facilities including the popular 'shopping village'.

For the commuter the A120 and A131 are close at hand, the A12 is also easily accessed.

Braintree train station can be reached on foot in under 25 minutes and provides a regular service to London Liverpool Street, with journey times of approximately one hour.

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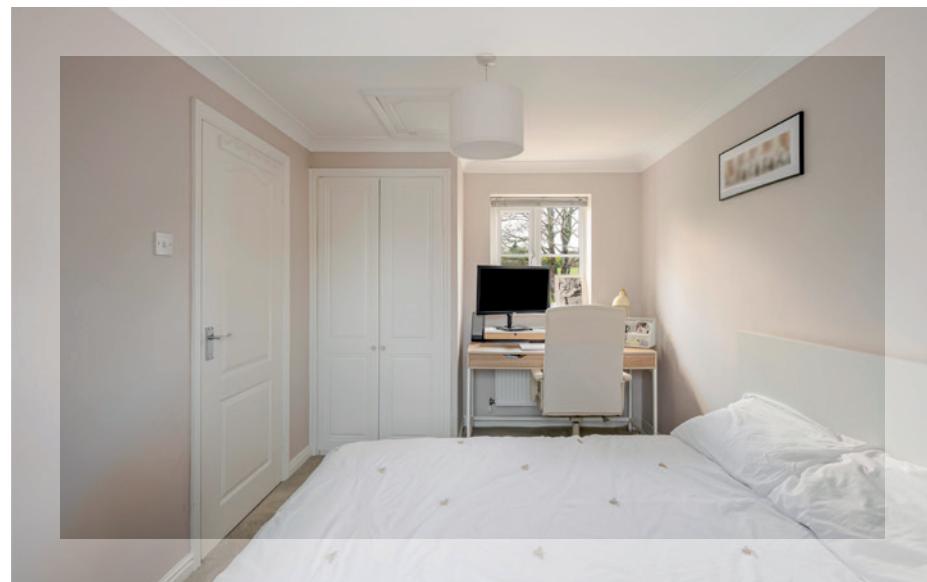
## Outdoor Living

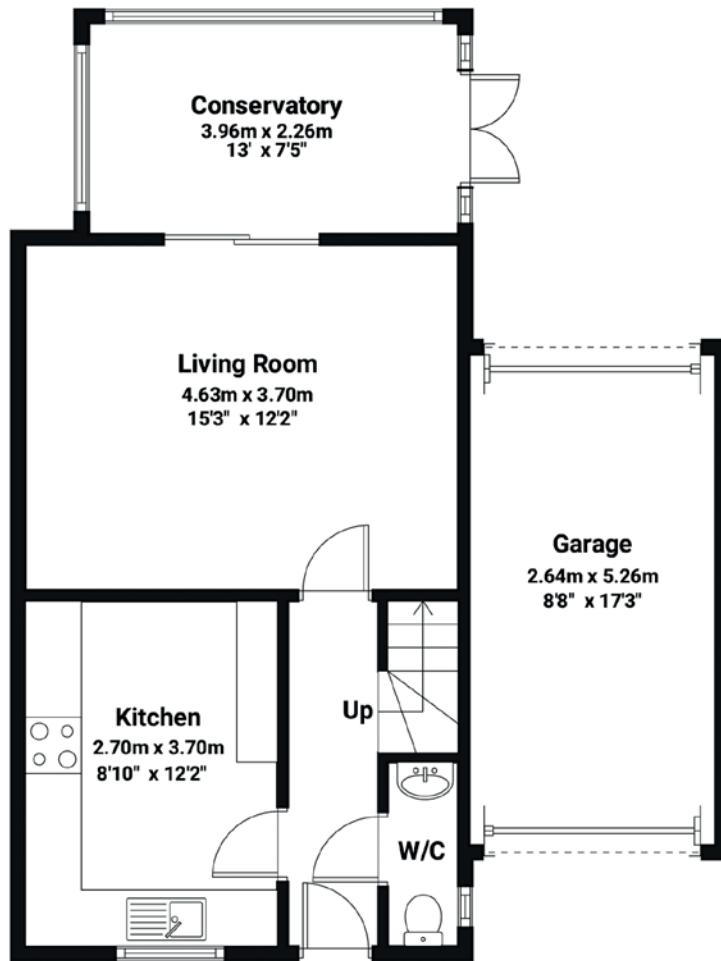
To the front of the property there is off road parking for one vehicle, in addition to the single garage.

The garage has 'up & over' doors, to both the front and rear, enabling large items to be transferred from the front to the rear without hinderance. The enclosed landscaped rear garden enjoys a westerly aspect and features a patio adjacent to the conservatory and to the side and rear a decked area upon which there is a fun outdoor kitchen and bar.

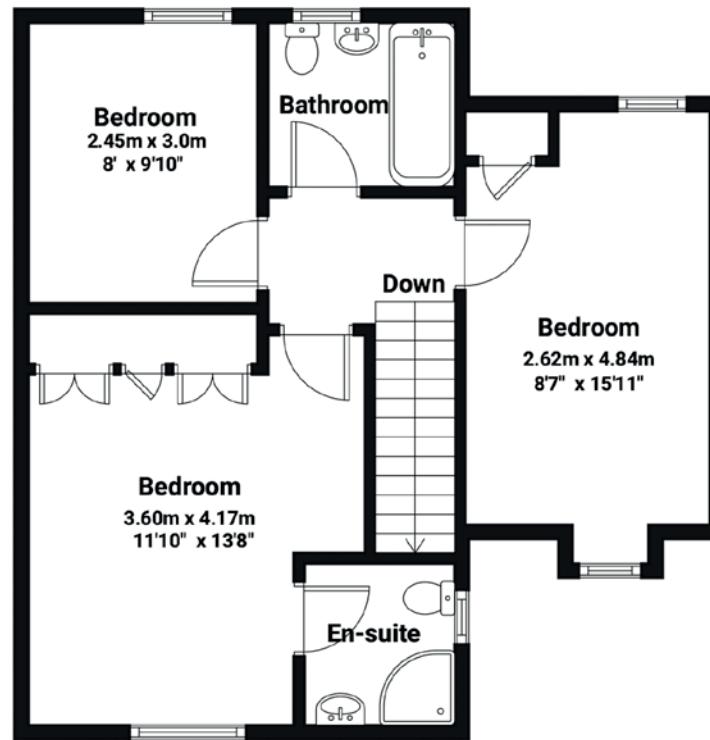
There is also gated access to the rear garden.

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Ground Floor



First Floor

2 Williams Drive, Braintree, Essex CM7 5QJ

Total Approximate Floor Area: 1086.9 SqFt ( 100.98 SqMt )

Illustration for identification purposes only. Measurements are approximate and not to scale.

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Viewing is strictly by appointment with the Sole Selling Agents.



Incorporating **BS** BIRCHALL STEEL

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