



**Coggeshall Road, Braintree, CM7 9EQ**



**welcome to**

**Coggeshall Road, Braintree**

William H Brown are pleased to offer this extended four bedroom semi-detached property offering generous living space ideal for the growing family situated in a highly convenient position close to the A120/M11 and Braintree Train Station,



### Hallway

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

### Lounge

14' 1" x 12' 9" ( 4.29m x 3.89m )

Double glazed bay window to front aspect. Feature fire. Radiator. Luxury vinyl flooring.

### Dining Room

11' 7" x 10' 10" ( 3.53m x 3.30m )

Radiator. Luxury vinyl flooring.

### Kitchen

16' 10" x 16' 3" ( 5.13m x 4.95m )

L'shaped. Double glazed windows to rear aspect. Double glazed French doors to rear garden. Range of base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer tap. Built in double oven. Integrated four ring gas hob and overhead extractor fan. Breakfast bar. Plumbing and space for washing machine and tumble dryer. Plumbing and space for dishwasher. Space for fridge and freezer. Luxury vinyl flooring. Inset spotlights. Underfloor heating.

### Cloakroom

Obscure double glazed window. Wall mounted hand wash basin, Low level WC.

### Landing

Loft access. Doors leading to:-

### Bedroom One

11' 11" max x 9' 3" max ( 3.63m max x 2.82m max )

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Door leading to:-

### En-Suite

5' 7" x 3' 7" ( 1.70m x 1.09m )

Obscure double glazed window to side aspect. Shower cubicle. Wall mounted hand wash basin. Low level WC. Tiled walls.

### Bedroom Two

11' 11" x 11' 11" max ( 3.63m x 3.63m max )

L'shaped. Double glazed window to rear aspect. Radiator.

### Bedroom Three

11' 10" x 9' 3" ( 3.61m x 2.82m )

Double glazed window to front aspect. Radiator. Floor to ceiling fitted wardrobes.

### Bedroom Four

8' 11" x 7' 3" ( 2.72m x 2.21m )

Double glazed window to front aspect. Radiator.

### Bathroom

6' 4" x 5' 7" ( 1.93m x 1.70m )

Side panel bath with overhead shower. Pedestal hand wash basin. Low level WC.

### Garden

Commencing with large paved patio area leading to artificial lawn and further raised paved area with two storage sheds with power. Shrub borders. Enclosed by panel fencing. Side access.

### Parking

Driveway providing off street parking for multiple cars.



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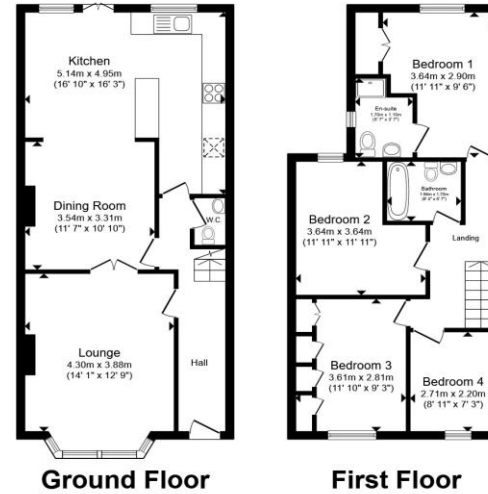
welcome to

## Coggeshall Road, Braintree

- Four Bedrooms
- Extended Semi-Detached House
- Open Plan Kitchen / Diner
- En-suite
- Close to Local Schools

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

£400,000



Total floor area 111.6 m<sup>2</sup> (1,202 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](http://www.propertybox.io)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BTR110072 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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