



**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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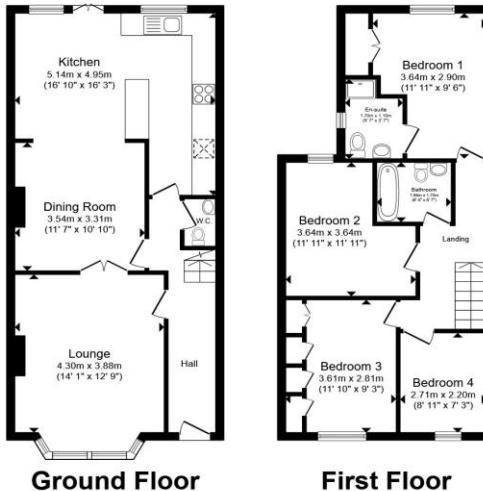
## Coggeshall Road, Braintree

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

Tenure: Freehold EPC Rating: D

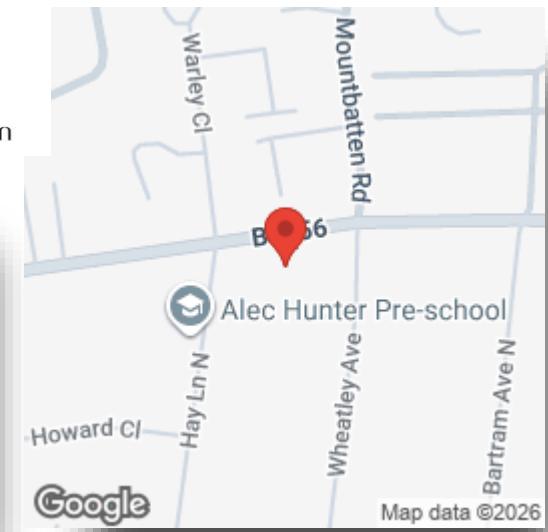
Council Tax Band: D

**£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



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Property Ref:  
BTR110072 - 0002

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.

Please note the marker reflects the postcode not the actual property



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