



School View, Clare Road, BRAINTREE, CM7 2GT

welcome to

School View, Clare Road, BRAINTREE

**** GUIDE PRICE £475,000 - £500,000 **** William H Brown are delighted to present this spacious and three bedroom detached bungalow, perfectly positioned in a sought after area within easy walking distance of Braintree Town Centre and Braintree Railway Station.



Hallway

Loft access. Radiator. Laminate flooring, Doors leading to:--

Kitchen

9' 2" x 12' 6" (2.79m x 3.81m)

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated double oven. Four ring gas hob. Over head extractor fan. Integrated fridge freezer. Plumbing and space for dishwasher. Serving hatch. Wall mounted boiler.

Lounge / Diner

16' 9" max x 16' 5" max (5.11m max x 5.00m max)

Double glazed windows to side and rear aspect. Two radiator. Feature fireplace with gas fire. Carpets. Pendant lighting. Door leading to:-

Conservatory

9' 2" x 17' 1" (2.79m x 5.21m)

Double glazed windows all around. Double glazed door and French doors to rear garden. Cozy Roof. Radiator. Inset spot lights. Door leading to integral Garage.

Bedroom One

11' 1" x 12' 6" (3.38m x 3.81m)

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

En-Suite

2' 3" x 6' 11" (0.69m x 2.11m)

Obscure double glazed window to side aspect. Low level WC. Pedestal hand wash basin. Shower. Plumbing and space for washing machine.

Bedroom Two

9' 7" x 12' 4" (2.92m x 3.76m)

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Bedroom Three

11' 2" x 6' 7" (3.40m x 2.01m)

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

Shower Room

9' 6" x 6' 11" (2.90m x 2.11m)

Obscure double glazed window to front aspect. Shower area. Vanity units incorporating low level WC and hand wash basin.

Loft Space

28' 10" to eaves x 17' 2" (8.79m to eaves x 5.23m)

Dry lined, Well positioned joists, Lighting. Currently being used as a playroom. Has the potential to be converted to living space STPP.

Garden

Beautiful landscaped garden. Flower beds and shrub borders. Patio seating area. Artificial lawn. Enclosed by panel fencing.

Parking

Block paved driveway providing off street parking leading to garage.

Garage

17' 4" x 9' 2" (5.28m x 2.79m)

Roller doors. Power and lighting.



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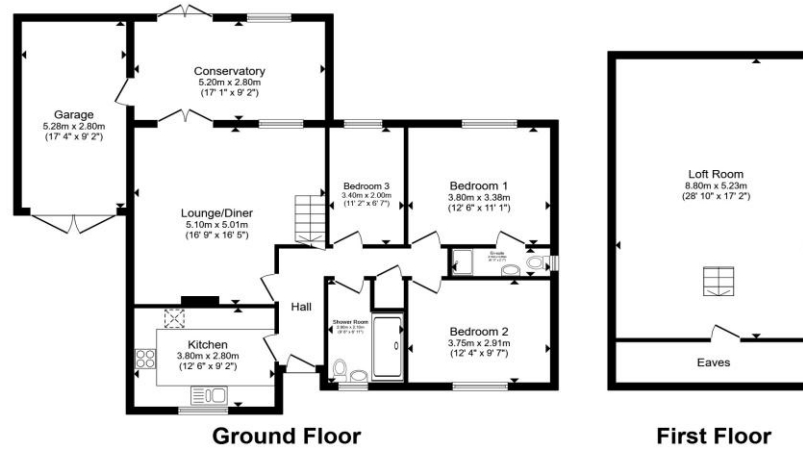
- Detached Bungalow
- Three Bedrooms
- En-Suite and Shower Room
- Conservatory with Cozy Roof
- Potential for Loft Conversion STPP

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£475,000 - £500,000



Total floor area 155.1 m² (1,670 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:
BTR110295 - 0004

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