



## 37 KINGS ROAD, BRAINTREE CM7

GUIDE PRICE £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within a popular family orientated location on the north side of Braintree, within walking distance of nearby Schools and amenities, occupying a CORNER PLOT, this spacious family home boasts POTENTIAL TO EXTEND STPP, with the additional scope for a potential LOFT CONVERSION if desired. Benefitting from two reception rooms, the property enjoys gas central heating and UPVC double glazing throughout, with generous frontage, and a good sized rear garden with outbuilding. Available for immediate viewing, contact us today in order to appreciate the potential on offer.



## GROUND FLOOR

### Entrance hall

Laminate flooring, radiator, window to side aspect, stairs rising to first floor, doors leading to:

### Living Room 13'3" x 12'5" (4.05m x 3.79m)

Double glazed bay window to front aspect, laminate flooring, radiator, feature fireplace, doors leading to:

### Dining Room 9'3" x 8'3" (2.82m x 2.54m)

Double glazed window to rear aspect, laminate flooring, radiator, door leading to:

### Kitchen 10'2" x 9'3" (3.12m x 2.82m)

Fitted with a range of wall and base level units with roll edged work surfaces, inset stainless steel sink with mixer tap, spaces for washing machine and oven, wall mounted gas fired boiler. Tiled flooring, double glazed window to rear aspect and door to side aspect.

## FIRST FLOOR

### Landing

Double glazed window to side aspect, carpet flooring, loft access, doors leading to:

### Bedroom One 11'4" x 9'7" (3.46m x 2.94m)

Double glazed window to front aspect, laminate flooring, radiator, fitted cupboard and airing cupboard.

### Bedroom Two 10'8" x 9'3" (3.26m x 2.83m)

Double glazed window to rear aspect, laminate flooring, radiator, wardrobe recess.

### Bedroom Three 8'7" x 7'7" (2.64m x 2.32m)

Double glazed window to front aspect, laminate flooring, radiator, fitted wardrobe to remain.

### Bathroom

Suite comprising of panel enclosed bath with shower over, pedestal hand wash basin and low level WC. Obscure double glazed windows to side and rear aspects, radiator.

## EXTERIOR

### Front

Driveway frontage providing potential parking for up to three vehicles, side access leading to rear garden.

### Rear Garden

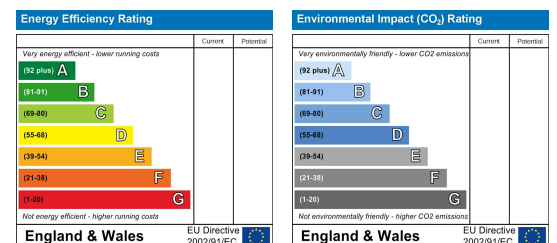
Mainly laid to lawn with outbuilding.

## Area Map



## Floor Plans

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

