



**Connells**

Masefield Road  
Braintree



## Property Description

Introducing a spacious three/four bedroom end-of-terrace family residence that perfectly balances comfort and practicality.

Step inside this well maintained home and be greeted by a welcoming entrance hall leading to a cosy living room, versatile kitchen and a dining room that's ideal for family gatherings. One of the stand out features is a ground-floor bedroom complete with its own en-suite shower room, offering the perfect opportunity for an annex set up.

Venture upstairs, where you'll discover three well sized bedrooms, complemented by a separate WC and a family bathroom designed for convenience. This property also boasts a versatile loft room with space for a home office.

Externally, there is a private rear garden and off road parking.

Location in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer. Furthermore 'Braintree Village' with a variety of shopping and leisure facilities are only a short distance away.

Additionally the house is within a short distance to reputable schools including 'John Ray Infant And Junior School' and 'Notley High School & Braintree Sixth Form' making it

a great choice for families with children. The home is also positioned within a stones throw of local amenities including a pharmacy.

Furthermore, the A131 and A120 are easily accessible providing excellent transport links.

## Entrance Hall

Stairs leading to the first floor, radiator, under stair storage cupboard.

## Living Room

11' 7" x 11' 1" ( 3.53m x 3.38m )

Double glazed patio doors to the rear aspect, two radiators.

## Kitchen

11' 8" x 11' 7" ( 3.56m x 3.53m )

Inset sink unit one and a half bow with right hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, integrated washing machine and dishwasher, door to the side aspect, storage cupboard, double glazed window to the front aspect, open access to the dining room.

## Dining Room

9' 3" x 8' 1" ( 2.82m x 2.46m )

Heater

## Inner Hall

French doors to the rear aspect, storage cupboard, radiator.

### Bedroom Four

Skylight, heater

### En-Suite Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle, heated towel rail, window to the side aspect.

### First Floor Landing

Access to loft room

### Bedroom One

12' 8" x 11' 8" ( 3.86m x 3.56m )

Double glazed window to the rear aspect, radiator, two built in wardrobes.

### Bedroom Two

11' 9" x 9' 6" ( 3.58m x 2.90m )

Double glazed window to the rear aspect, radiator, storage cupboard.

### Bedroom Three

9' x 9' ( 2.74m x 2.74m )

Double glazed window to the front aspect, radiator.

### Seperate Wc

Low level WC, hand wash basin, heated towel rail, double glazed window to the side aspect.

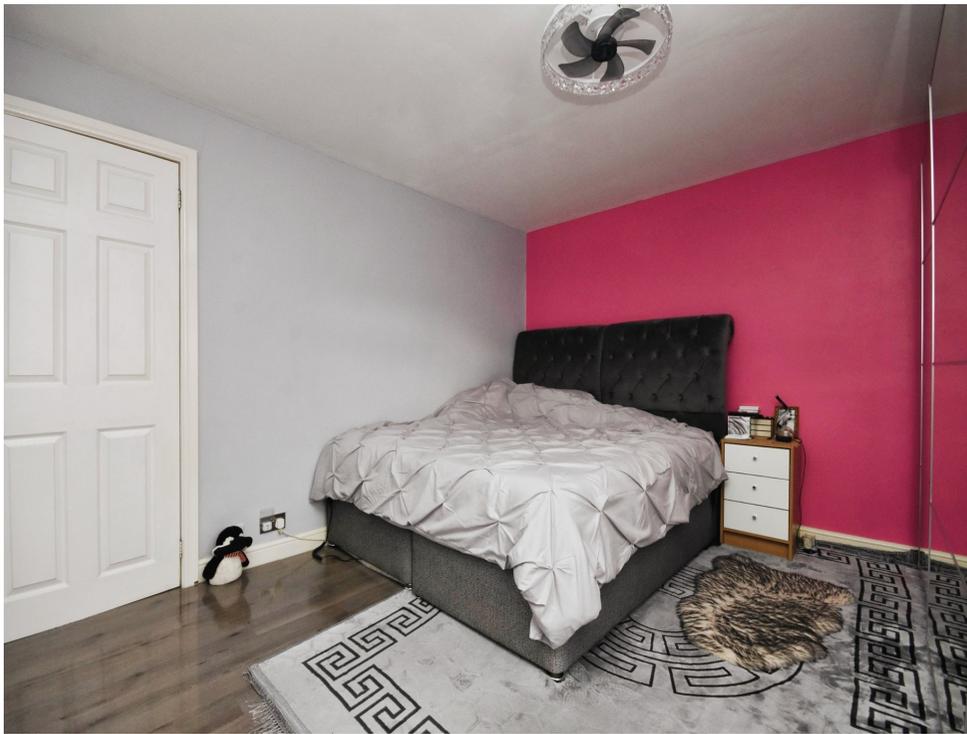
### Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, Jacuzzi bath with shower unit above, heated towel rail, double glazed window to the front aspect.

### Loft Room

### Loft Home Office

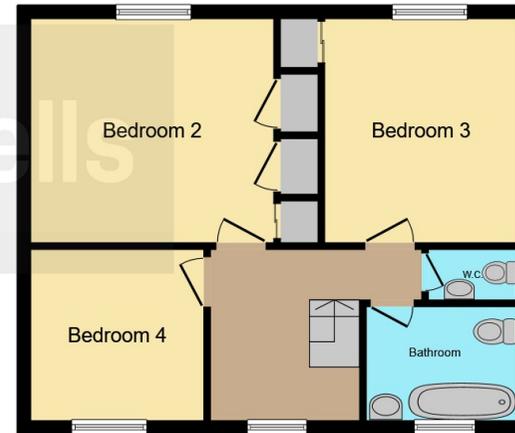








**Ground Floor**



**First Floor**

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17 Great Square  
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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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