



## 4 OAKLANDS CLOSE, BRAINTREE CM77

GUIDE PRICE £525,000

4 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* HUGE POTENTIAL \*\*** Situated within an established CUL-DE-SAC on the edge of the highly sought after village of Great Notley, this spacious and well proportioned family home comes with FOUR generous bedrooms, with ample living space including a 19' LIVING ROOM with open fireplace, and a 19' RE-FITTED KITCHEN/DINER with french doors opening to the great sized rear garden which offers a south-easterly aspect. Benefitting from POTENTIAL TO EXTEND STPP, there is scope for further enlargement to both side and rear elevations STPP, whilst the detached GARAGE lends itself perfectly for conversion as a work from home space or additional recreational space. The property furthermore benefits from a generous frontage and large driveway offering off street parking for multiple vehicles. Owing to the highly desirable location of this attractive family home, an early viewing inspection is highly recommended in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Engineered oak flooring, stairs rising to first floor, radiator, doors to;

Cloakroom

Laminate flooring, pedestal hand wash basin, WC, obscure double glazed window to side aspect, radiator.

Living Room 19’4” x 11’5” (5.91 x 3.48)

Original parquet flooring, double glazed window to front aspect, feature open fireplace, two radiators.

Kitchen/Dining Room 19’3” x 10’10” (5.89 x 3.32)

Range of shaker style units with quartz work surfaces, inset sink with mixer tap, integral double oven, four ring gas hob with extractor over, integral fridge/ freezer, dishwasher & washing machine. Engineered oak flooring, double glazed window & patio doors to rear, space for dining table, radiator.

FIRST FLOOR

Landing

Carpet flooring, radiator, airing cupboard, double glazed window to side aspect, doors to;

Bedroom One 13’2” x 11’6” (4.03 x 3.51)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 11’1” x 10’2” (3.38 x 3.11)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 11’1” x 8’10” (3.38 x 2.71)

Carpet flooring, radiator, double glazed window to rear, fitted wardrobe.

Bedroom Four 8’5” x 7’6” (2.57 x 2.29)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Suite comprising of bath with shower over, pedestal hand wash basin, WC, radiator, obscure double glazed window to side.

EXTERIOR

Front Of Property

Generous frontage with lawned garden, large driveway providing parking for multiple vehicles, side access gate.

Detached Single Garage

Double doors to front, personnel door to rear

Rear Garden

Established garden commencing with a spacious sandstone patio area, lawn with mature planted borders, door to garage.

Area Map

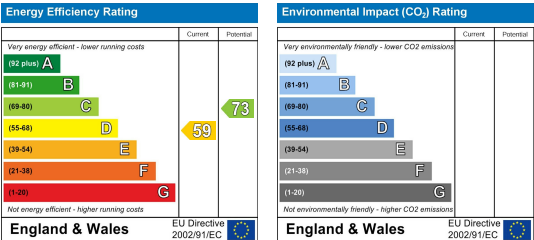


Floor Plans



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Energy Efficiency Graph



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

Phoenix House 5 New Street  
Braintree  
Essex  
CM7 1ER

