



**Fennes Road, Braintree, CM7 5LB**



**welcome to**

**Fennes Road, Braintree**

\*\* GUIDE PRICE £400,000 - £425,000 \*\* William H Brown are pleased to offer this rare gem of a home, situated down a quiet sought after road in the heart of Bocking within walking distance to local amenities, primary schools, and the Bocking Social Club.



### **Porch**

Door leading to:-

### **Hallway**

Double glazed window to side aspect. Radiator. Laminate flooring. Stairs to first floor.

### **Lounge**

12' 11" x 13' 8" ( 3.94m x 4.17m )

Double glazed window to front aspect. Feature fireplace with electric fire. Radiator. Carpets.

### **Kitchen / Diner**

20' 3" max x 19' 5" max ( 6.17m max x 5.92m max )

Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Built in double oven. Space for American style fridge freezer. Wine cooker and rack. Central island with induction hob and overhead extractor fan. Laminate flooring. Vertical radiator. Bifold door to rear garden. Door leading to:-

### **Utility Room**

6' 7" x 5' 10" ( 2.01m x 1.78m )

Double glazed windows. Door leading to rear garden. Plumbing space for appliances.

### **Landing**

Loft access. Doors leading to:-

### **Bedroom One**

13' max x 12' 11" max ( 3.96m max x 3.94m max )

Double glazed window to rear aspect. Radiator. Laminate flooring. Pendant lighting.

### **Bedroom Two**

12' 11" max x 12' 11" max ( 3.94m max x 3.94m max )

Double glazed window to front aspect. Radiator. Laminate flooring. Pendant lighting. Storage cupboard.

### **Bedroom Three**

8' 10" x 9' 6" ( 2.69m x 2.90m )

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

### **Shower Room**

5' 7" x 8' 5" ( 1.70m x 2.57m )

Obscure double glazed window. Walk in shower. Vanity unit incorporating low level WC and hand wash basin. Heated towel rail. Wood effect flooring.

### **Annex**

14' 9" max x 8' 2" max ( 4.50m max x 2.49m max )

Laminate floor. Electric heater. Pendant lighting. Door leading to:

### **Shower Room**

5' 11" x 2' 4" ( 1.80m x 0.71m )

Shower cubicle. Low level WC.

### **Storage**

3' 4" x 8' 2" ( 1.02m x 2.49m )

Electric garage roller doors. Storage area.

### **Garden**

Commencing with a large paved seating area and remainder with artificial lawn. Door leading to annex. Enclosed by panel fencing and brick wall. Bar.

### **Parking**

Driveway providing off street parking for two cars.



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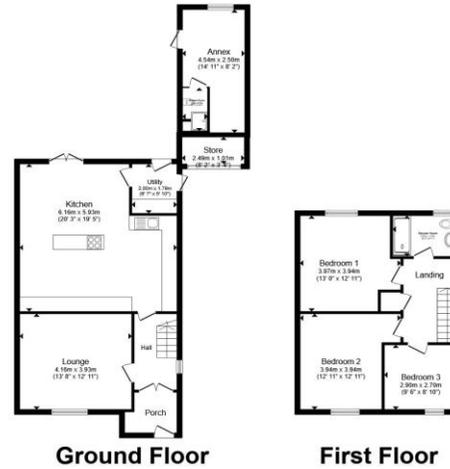
## Fennes Road, Braintree

- Three / Four Bedroom Family Home
- Well Presented Throughout
- Extended
- Spacious Kitchen / Diner
- Sought After Area of Bocking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£400,000 - £425,000**



Total floor area 132.7 m<sup>2</sup> (1,429 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110269 - 0002

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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.

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