

Broad Road  
Braintree, CM7

Freehold  
Offers in excess of £500,000



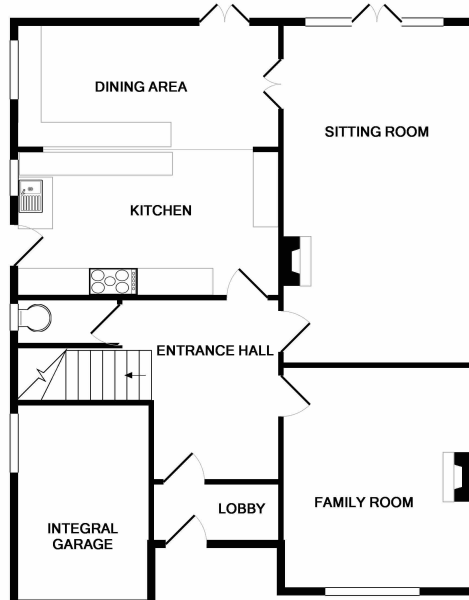
This extended three double bedroom detached property is offered for sale with benefits of two reception rooms, garage, off road parking, kitchen with dining area and recently renovated bathroom. The property also benefits from a large rear garden with picturesque field views to the rear.



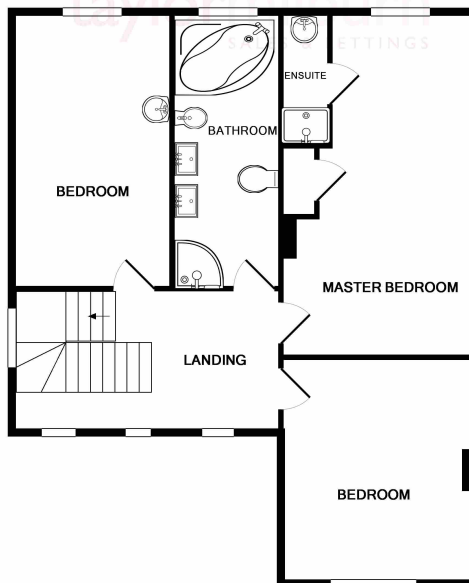
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SALES & LETTINGS





GROUND FLOOR  
APPROX. FLOOR  
AREA 933 SQ.FT.  
(86.7 SQ.M.)

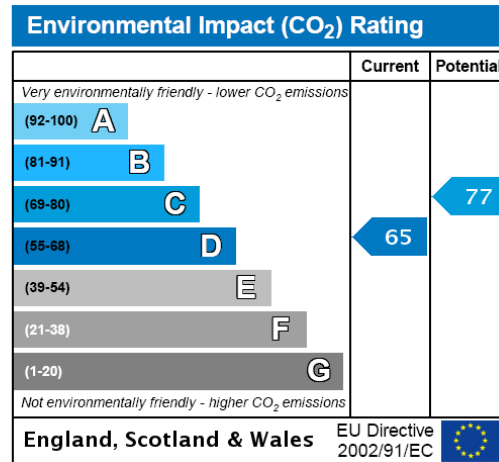
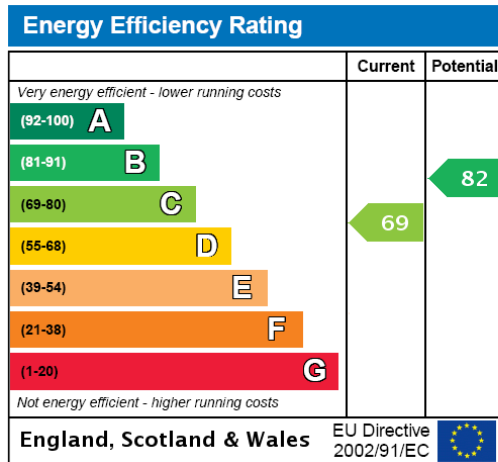


1ST FLOOR  
APPROX. FLOOR  
AREA 807 SQ.FT.  
(75.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1740 SQ.FT. (161.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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This extended three double bedroom detached property is offered for sale with benefits of two reception rooms, garage, off road parking, kitchen with dining area and recently renovated bathroom. The property also benefits from a large rear garden with picturesque field views to the rear.

Lobby-  
Radiator, door leading to entrance hall.

Entrance Hall-  
Radiator, stairs, doors leading to;

Ground floor cloakroom -  
Low flush WC, double glazed window to side aspect, under stairs storage.

Family Room-  
13' 7" x 11' 7" Double glazed window to front aspect, feature fire place with multi fuel burner and radiator.

Sitting Room-  
20' 9" x 11' 7" Double glazed patio doors to rear aspect, feature gas fire place, two radiators.

Kitchen-  
9' 1" x 16' Double glazed window & door to side aspect, eye and base level units, roll edge work surface with inset ceramic one and half sink drainer with mixer tap, radiator, space for appliances, range cooker to remain subject to negotiation, extractor hood, space for American fridge/freezer, partly tiled walls, heated towel rail.

Dining area-  
16' x 7' 6" Window to side aspect, double glazed patio doors to rear aspect, double doors leading into sitting room, base level units and roll edge work surface, space for two appliances under counter.

Landing-  
Loft access, three double glazed windows to front aspect, double glazed window to side aspect, radiator.

Bedroom One-  
20' 9" x 11' 7" Dressing area, double glazed window to rear aspect, radiator, airing cupboard.

En suite-  
Partly tiled walls, shower cubicle with mixer shower, vanity wash hand basin with mixer tap.

#### Bedroom Two-

17' 8" x 9' 11" Double glazed windows to rear and side aspects, wash hand basin with mixer tap, two radiators.

#### Bedroom Three-

13' 10" x 11' 7" Double glazed window to front aspect, radiator.

#### Family Bathroom-

Double glazed window to rear aspect, fully tiled, shower cubicle with mixer shower, his and hers sinks with mixer taps, radiator with towel rail and separate heated towel rail, low flush WC, bidet, corner bath with mixer tap and shower attachment.

#### Externally-

##### Rear Garden

Steps down to a mainly laid to lawn area with mature trees and mature planted borders, two summer houses, greenhouse, and two sheds all to remain, dual side access, gate to rear leading to fields behind.

##### Frontage-

Block paved driveway for approximately five cars, mature flower beds, timber fence boundaries, hedge to front, single garage with electrical up rolling front door which could be converted to a further reception room/bedroom (STPP), window to side aspect.

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