



128 Church Lane, Braintree, Essex. CM7 5SA.

£425,000 Freehold



A truly unique property overlooking the River Pant Valley and views to open countryside. In immaculate decorative order with many attractive features that will only be appreciated by an internal inspection and there is the opportunity of Four Bedrooms with a self contained Annexe.

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55 High Street, Braintree, Essex, CM7 1JX
www.rolandjames.com
Email: property@rolandjames.com
Telephone: 01376 327123 Fax: 01376 327159

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LOCATION

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Church Lane is immediately off historic Bradford Street, which in turn is approached from Courtauld Road, off Coggeshall Road from the Town Centre.

This popular established residential locality is well served by local bus routes and has good access to the High Street and Railway Station. (London Liverpool Street approx. 1 hour)

Ground Floor

The accommodation, with double glazing and gas fired radiator heating, comprises approximately:

ENTRANCE

Glazed and panelled with canopy over.

CLOAKROOM

Low level W.C. Wash hand basin, splashback tiling, window to side.

SITTING ROOM

13' x 12'

Bay window to front. Period style fire surround and hearth.

DINING ROOM

12'3 x 11'3

Fitted shelving and cupboards to alcoves. Open access to:

SUN ROOM

9'5 x 9'

Double doors and windows affording views over the garden and countryside beyond.

KITCHEN

16' x 7'1

A comprehensive range of white finished base and eye level units. A one and half bowl single drainer sink unit. Plumbing for automatic appliances. Window to side and rear.

First Floor

LANDING

Spacious with attractive banister and balustrading. Window to

side.

BEDROOM ONE

12'3 x 11'3

Window to rear with open views to the countryside. Feature cast period fire surround and mantle.

BEDROOM TWO

10'6 x 10'4

Window to front. Cast period style fire surround.

BEDROOM THREE

8'9 x 7'

Window to rear. Airing cupboard. Currently used as a dressing room.

BATHROOM

Panelled bath with shower screen and fittings. Pedestal wash hand basin.. Low level W.C. Extensively tiled.

Outside

PARKING

Blocked paved parking with dropped curb.

TO FRONT

Palings to front boundary. Small shrub. Gate access to rear garden.

TO REAR

The rear garden is very attractively arranged with a raised block patio area with steps down to a pathway through a lawn area with shrubs to boundaries. The lower end of the garden has an arrangement of a spacious Summer House, Hobby Room and Store with covered verandah.

Annexe

LIVING ROOM

Window to side and rear.

KITCHEN

7' x 4'10

Single drainer stainless steel sink unit inset to worktop,

drawers and cupboard under. Wall mounted gas fired boiler for radiators and hot water. Window to side. Plumbing for washing machine and space for oven and hob.

BEDROOM

8'8 x 7'

Window to side.

SHOWER ROOM

Low level W.C. Shower cubicle with fittings. Wash hand basin.

AGENTS NOTE NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.