



- Three bedroom semi detached house
- Fully refurbished
- Stunning kitchen/Diner
- High quality fittings throughout
- Sizeable plot
- Complete onward chain
- New boiler
- Short walk to town & station
- Open plan living accommodation
- Cloakroom

17 Harold Road, Braintree, Essex. CM7 2RU.

A simply stunning example of a three bedroom semi-detached house situated within short walking distance of both the Braintree town centre & the train station. Having recently undergone an extensive program of refurbishment both internally & externally, the property comes to the market in show home condition, offering a tasteful blend of period features with a contemporary twist. The internal accommodation comprises an entrance hall, cloakroom, a beautiful shaker style kitchen/diner with a range of fitted appliances, a spacious lounge with feature fireplace & bay window, three well-appointed bedrooms, and the family bathroom. Outside, this stylish bay fronted family home is further enhanced by having an attractive & well maintained rear garden with a large patio area, and on-road parking. New to the market, early internal viewing is strongly advised.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, Karndean flooring, under stairs storage cupboard, stairs rising to the first floor, door & opening to;

Kitchen/Diner



18' 6" x 12' 0" (5.64m x 3.66m) Double glazed window to rear, double glazed French doors to rear, Karndean flooring, floor to ceiling radiator, open fireplace, matching wall & base units with worktops over, breakfast bar, inset butler sink, integrated oven & hob with extractor over, integrated washing machine & dishwasher, integrated fridge & freezer, tiled splashbacks.

Lounge



13' 1" x 12' 2" (3.99m x 3.71m) Double glazed bay window to front, Karndean flooring, radiator, open fireplace, television & telephone point.

Cloakroom



Opaque double glazed window to side, WC, hand washbasin.

First Floor Landing

Loft access, doors to.

Bedroom One



12' 3" x 11' 2" (3.73m x 3.40m) Double glazed bay window to front, radiator.

Property Details.

Bedroom Two



12' 2" x 10' 5" (3.71m x 3.17m) Double glazed window to rear, radiator.

Bedroom Three



8' 9" x 8' 0" (2.67m x 2.44m) Double glazed window to rear, radiator, built-in cupboard housing the wall mounted boiler.

Bathroom



Opaque double glazed window to front, heated chrome towel rail, bath with glass screen & shower over, WC, hand wash basin with vanity unit underneath, tiled walls & floor.

Rear Garden



The garden commences with an Indian sandstone patio area, remainder laid to lawn, enclosed by panelled fencing, outside tap & lighting, side access via a wooden gate.

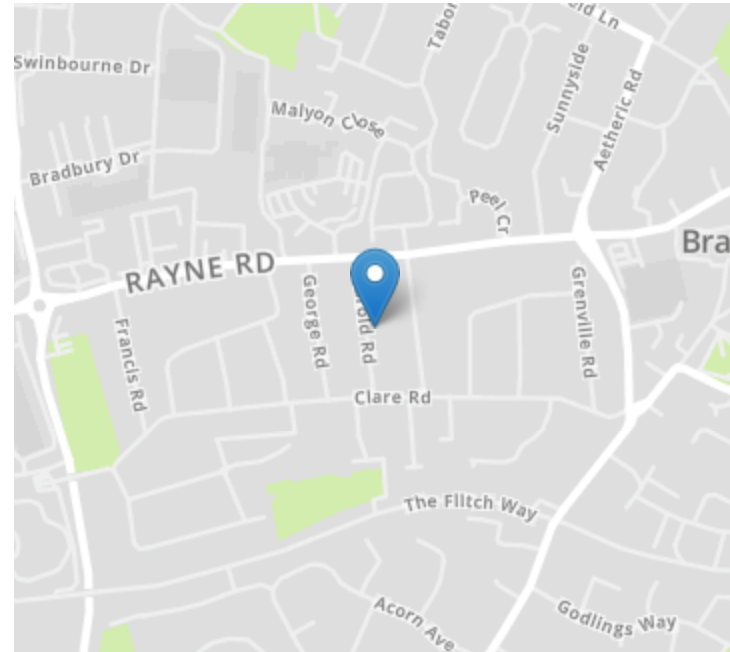
Outbuilding

There is an outbuilding with its own power supply, air conditioning unit. (this could be used for a home office)

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.