



Braintree.

£2,500 pcm



Situated in one the most sought after locations in Braintree, a spacious Four Bedroom Detached House one being on the ground floor with en-suite bathroom. On the southern outskirts of the town giving good road access to Stansted and the M11 motorway its is still within walking distance of the town centre and railway station. ARCHIVE IMAGES.

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LOCATION

Marshalls Road is immediately off the London Road on the southside of the town. Minutes from Marshalls Park running down the river. Excellent road access for all directions and a walk to town and railway

GROUND FLOOR

The accommodation comprises approximately with gas fired radiator heating:

ENTRANCE DOOR

Panelled with sidelights

SPACIOUS ENTRANCE LODDY

Glazed doors to :

SPACIOUS RECEPTION HALL

Cupboard storage. Cloaks cupboard.

GROUND FLOOR CLOAKROOM

Low flush suite. Vanity unit with wash hand basin.

WELL PROPORTIONED SITTING ROOM

19' x 13'2

Coal Effect Gas fire in attractive surround. Sliding glazed doors leading to and overlooking wide terrace and garden.

DINING ROOM

13'2 x 11'5

Window to front.

KITCHEN - BREAKFAST ROOM

17'9 x 9'9

A full range of base and eye level units incorporating a brand new high level oven and microwave. Gas Hob and extractor hood. Extensive work surfaces. Area for eating. Glazed doors to terrace and :

SUN ROOM

Floor to ceiling windows on 3 walls with views of the garden. Wood effect strip flooring. Double doors out to garden.

MASTER BEDROOM

17' x 13'

Large window to rear overlooking the garden. Wardrobes.

EN-SUITE BATHROOM

With separate shower cubicle. Panelled bath with fittings. Low flush suite. Pedestal wash hand basin.

FIRST FOOR

LANDING

Approached by feature carves and turned oak staircase.

BEDROOM TWO

13'6 x 11'3

Wardrobe. Windows to front and side.

BEDROOM THREE

13'8 x 10'9

Velux style widow. Large eaves storage area.

BEDROOM FOUR

17' x 6'6 plus dormer

Plus dormer window to rear. Wardrobes.

FAMILY BATHROOM

Low flush suite. Panelled bath with shower and screen. Pedestal wash hand basin.

OUTSIDE

GARAGE

21' x 9'6

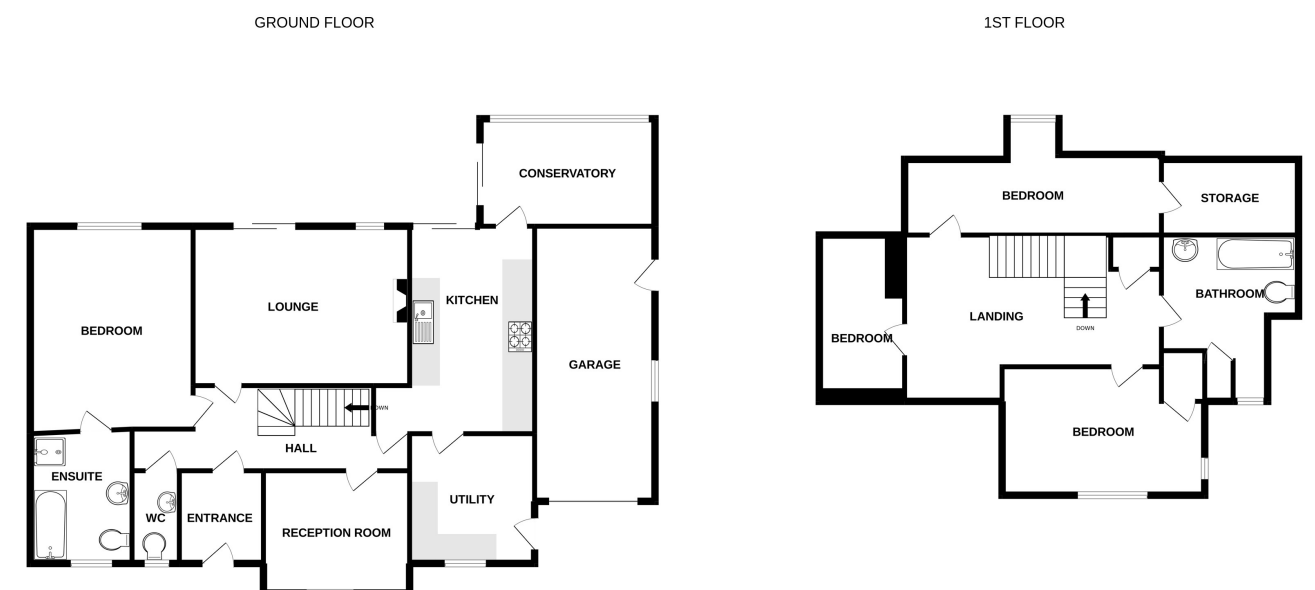
Up and over door to front. Personal door to rear. Window to side. Gas fired boiler supplying hot water and hearing system.

TO FRONT

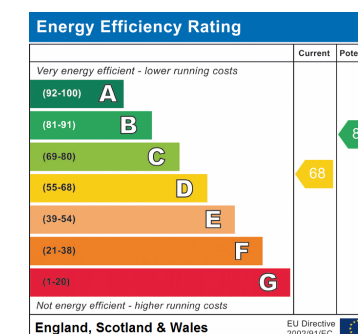
Extensive parking on wide driveway with turning space. Mature shrubs with ornamental trees. Path way to rear through lockable gate.

TO REAR

Wide terrace with southerly aspect extend to large lawn area. Mature scrubs and tree to boundary providing seclusion.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TO VIEW: BY PRIOR TELEPHONE APPOINTMENT THROUGH THE LANDLORDS AGENTS ROLAND JAMES 01376 329996. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.