



- Three Bedroom Victorian Home
- Semi Detached
- Garage & Ample Off Road Parking
- Fully Insulated Studio/Home Office
- Beautifully Presented Throughout
- Period Features
- Brand New Kitchen With Quartz Worktops
- Central Position
- Modern Boiler & UPVC Windows
- No Onward Chain

## 9 Grenville Road, Braintree, Essex. CM7 2PP.

Michaels Property Consultants are pleased to present to the market this stunning example of a quintessentially British three-bedroom semi-detached Victorian home. New to the market and offered for sale with no onward chain, this exceptional residence has been sympathetically extended and refurbished to an excellent standard throughout, boasting an excellent array of high-quality fixtures & fittings, whilst still retaining all of its period features.



# Property Details.

## Entrance Porch

Part glazed entry door to front, door to;

## Lounge



13' 4" x 13' 6" (4.06m x 4.11m) Double glazed bay window to front with fitted shutters, radiator, oak flooring, television point, log burner with ornate surround, opening to;

## Dining Room



11' 2" x 10' 6" (3.40m x 3.20m) Double glazed window to rear with fitted shutter, double glazed window to side, radiator, oak flooring, door to storage cupboard, door to stairs rising to the first floor, fireplace with exposed brick-work, door to;

## Kitchen



17' 7" x 9' 2" (5.36m x 2.79m) Double glazed window & door to side aspect, tiled floor, matching 'shaker style' wall & base units with quartz worktops over, inset butler sink with mixer tap, two Neff ovens, wine cooler, induction hob with extractor over, integrated dishwasher, washing machine, and fridge/freezer, opening to;

## Utility/Lobby

6' 4" x 6' 4" (1.93m x 1.93m) Double glazed window to side, tiled floor, matching 'shaker style' units with Quartz worktops over, door to;

## Bathroom

Obscure double glazed window to rear, heated chrome towel rail, tiled floor, pedestal hand wash basin, WC, shower cubicle which is fully tiled, panelled bath, tiled walls.

## First Floor Landing

Doors to;

## Bedroom One



12' 7" x 11' 0" (3.84m x 3.35m) Two double glazed windows to front both with fitted shutters, radiator, and a cast iron fireplace.

# Property Details.

## Bedroom Two



11' 3" x 8' 3" (3.43m x 2.51m) Double glazed window to rear with fitted window shutter, radiator, and an open fireplace with exposed brickwork.

## Bedroom Three

8' 7" x 7' 2" (2.62m x 2.18m) Double glazed window to side and rear aspects, radiator.

## First Floor Cloakroom

Obscure double glazed window to side aspect, part tiled walls, WC with hand wash basin & mixer tap.

## Rear Garden



The rear garden commences with a block-paved patio area, an additional Indian Sandstone patio area with the remainder of the garden laid to lawn, outside tap, side access via wooden gates, access to studio/outbuilding

## Studio/Home Office



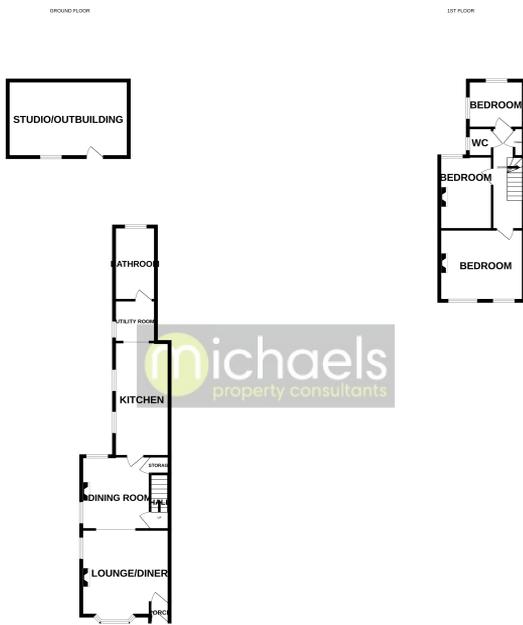
This fully insulated room has power connected, double glazed window to front, and socket points.

## Driveway & Garage

There is a Resin driveway to the front & side of the dwelling, and wooden gates leading to the garage.

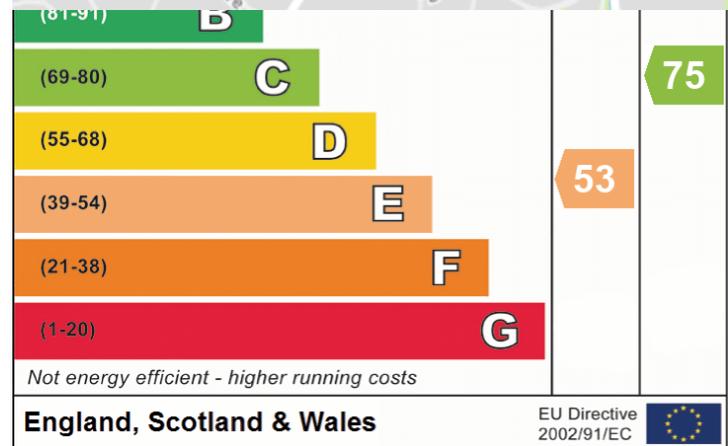
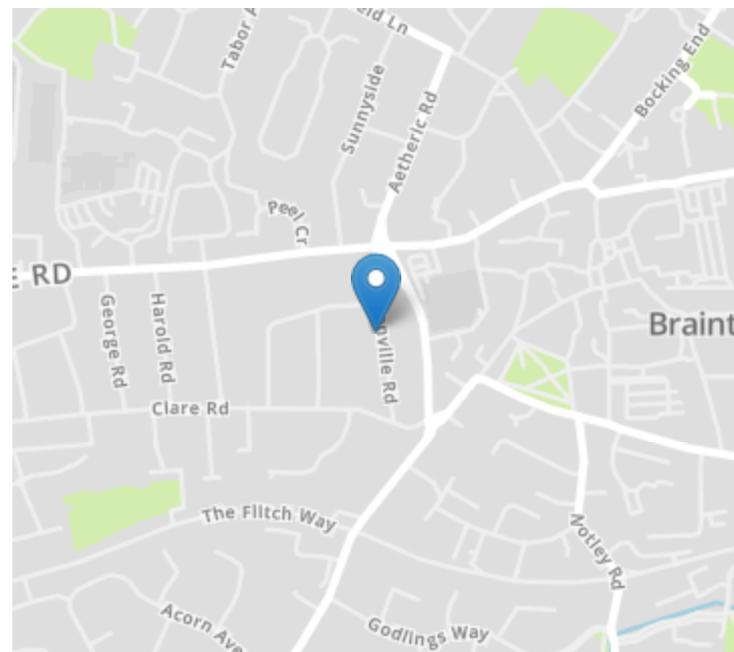
# Property Details.

## Floorplans



We and every agent has been made to ensure the accuracy of the floorplans contained here, measurements of areas, windows, doors and any other things and we do not accept any responsibility 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 accuracy of any measurements and floorplans is not guaranteed and is not intended to be used as such. Made with AutoCAD 2013

## Location



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.