



- Four/Five Bedroom House
- Extended Semi-Detached House
- Generous Living Room
- Large Sun Room
- Ground Floor Bedroom Or Further Reception Room
- Ground Floor Shower Room
- Driveway Providing Parking For Three Cars
- Garage
- Centrally Located In Braintree

39 Sunnyside, Braintree, Essex. CM7 2RP.

This extended four/five-bedroom semi-detached house is located on the desirable Sunnyside in the heart of Braintree, just a short distance from Braintree Town Centre. The property has been thoughtfully extended to offer spacious and flexible accommodation, ideal for modern family living.



Property Details.

Room Measurements

Porch

Leading to;

Hallway



Providing access to;

Living Room



5.99m x 4.19m (19' 8" x 13' 9")

Sun Room/Conservatory



4.80m x 3.81m (15' 9" x 12' 6")

Kitchen



3.99m x 2.69m (13' 1" x 8' 10")

Utility Room

1.31m x 2.70m (4' 4" x 8' 10")

Bedroom Five/Snug

3m x 2.21m (9' 10" x 7' 3")

Shower Room

2.07m x 1.78m (6' 9" x 5' 10")

Landing

With access to;

Property Details.

Bedroom One



4.65m x 2.90m (15' 3" x 9' 6")

Bedroom Two



3.20m x 3.10m (10' 6" x 10' 2")

Bedroom Three

3.00m x 2.49m (9' 10" x 8' 2")

Bedroom Four

2.69m x 2.31m (8' 10" x 7' 7")

Rear Garden



Family Bathroom

2.72m x 2.14m (8' 11" x 7' 0")

Garage

4.59m x 3.14m (15' 1" x 10' 4")

Driveway

To the front providing off road parking for three cars.

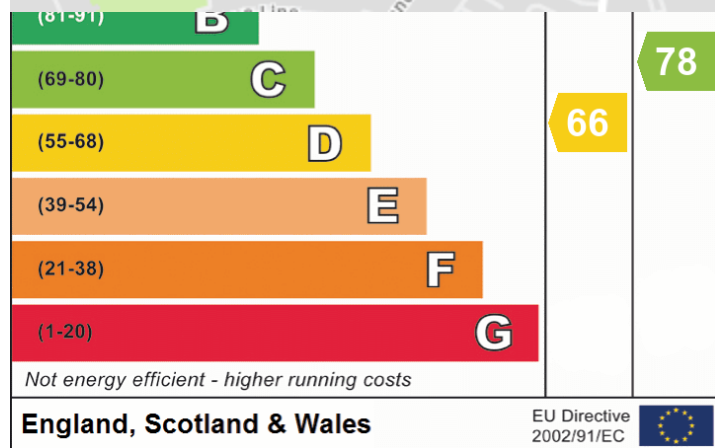
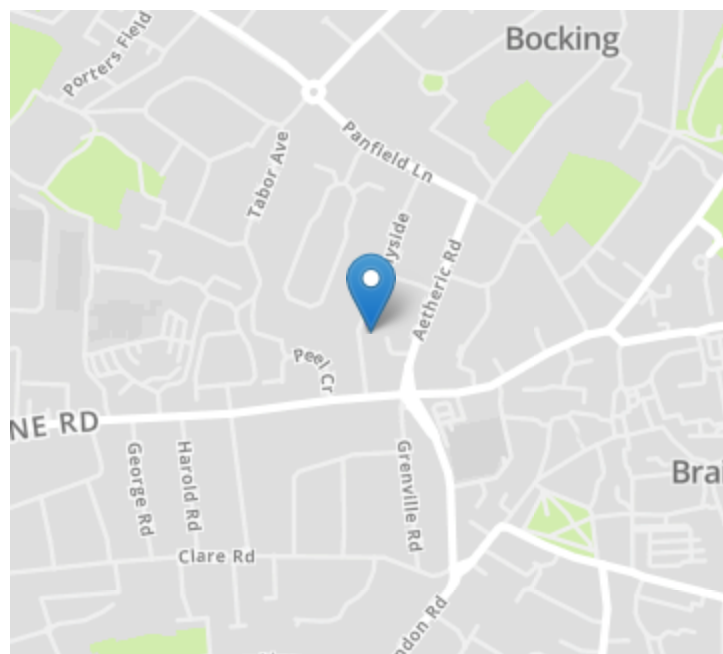
Property Details.

Floorplans



TOTAL FLOOR AREA: 135.8 sq.m. (1462 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual features, dimensions and quantities shown are approximate and are not intended to be used as a basis for any contractual obligations. The accuracy, appropriateness and applicability of these plans should be confirmed and confirmed by your solicitor prior to exchange of contracts.

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.