



- Three Bedroom Cottage
- Fully Detached
- Grade II Listed
- Generous Plot
- Gas Central Heating & Secondary Double Glazing
- Detached Garage & Driveway
- Beautifully Presented Throughout
- Ground Floor Cloakroom
- Charming Period Features Throughout
- Multiple Reception Rooms

## 47 Church Lane, Braintree, Essex. CM7 5SE.

Michaels Property Consultants are delighted to bring to the market this absolutely stunning Grade II listed cottage, thought to date back to the 17th century. New to the market and offered for sale in excellent order both inside and out, this quintessentially British property occupies an excellent position on the fringes of both the Braintree High Street and the picturesque and highly sought after village of Bocking.



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom / WC

Lounge Area



15' 10" x 11' 3" (4.83m x 3.43m)

Dining Area



16' 8" x 8' 8" (5.08m x 2.64m)

Breakfast Area



10' 8" x 7' 7" (3.25m x 2.31m)

Kitchen



13' 9" x 8' 1" (4.19m x 2.46m)

First Floor

Landing

# Property Details.

## Bedroom One



16' 0" x 11' 7" (4.88m x 3.53m)

## Family Bathroom



## Rear Garden



## Detached Garage & Separate Store-Room

## Driveway

## Bedroom Two



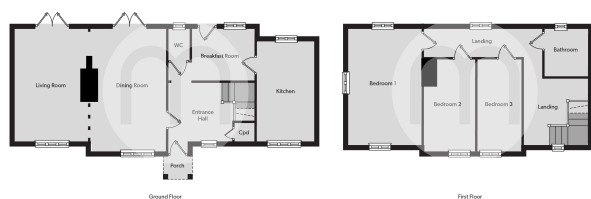
13' 2" x 7' 8" (4.01m x 2.34m)

## Bedroom Three

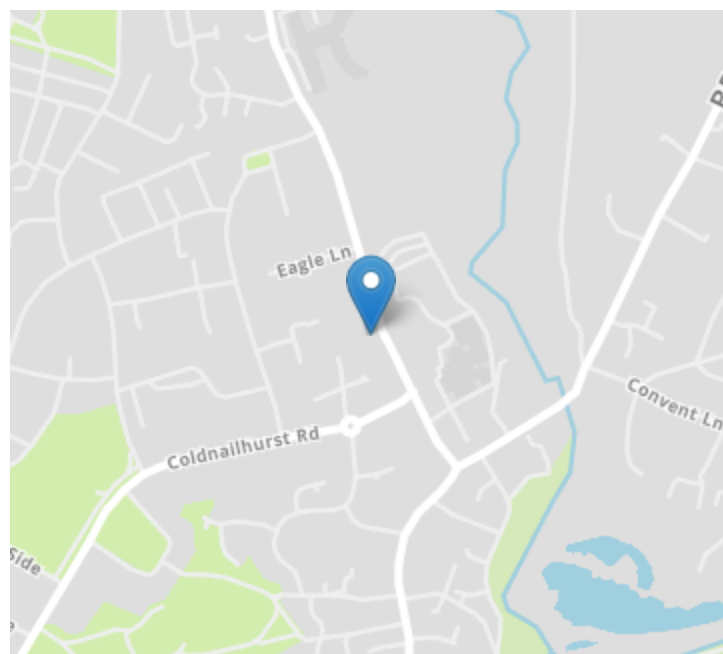
12' 8" x 7' 7" (3.86m x 2.31m)

# 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.