



- Two bedroom house
- Semi detached
- Spacious accommodation throughout
- Period features
- Large rear garden
- Potential to extend STPP
- Beautifully presented throughout
- Two reception rooms

## 32 Grenville Road, Braintree, Essex. CM7 2PW.

Situated within short walking distance of both the Braintree town centre and the train station which offers links to London Liverpool Street is this handsome two bedroom semi-detached house. Offering a tasteful blend of old and new, this deceptively spacious two-bedroom property comes to the market in excellent order throughout, offering a low maintenance purchase for a variety of prospective buyers. The current owners of this impressive home have recently refurbished it to an excellent standard whilst still retaining all of its charming period features. The accommodation features a welcoming entrance hall that provides access to the first floor, a dining room with a feature bay window, a lounge with French doors to the rear garden and a wood-burning stove, a recently refitted kitchen, a ground floor shower room, two large double bedrooms, and the family bathroom which could be reconfigured to accommodate a third bedroom.



# Property Details.

## Entrance Hall



Part glazed entry door to front, radiator, Karndean flooring, stairs rising to the first floor, doors to;

## Dining Room



12' 8" x 11' 6" (3.86m x 3.51m) Double glazed bay window to front, radiator, cast iron fireplace with ornate surround, exposed wooden floorboards.

## Lounge



12' 7" x 12' 2" (3.84m x 3.71m) Double glazed French doors to rear, radiator, Karndean flooring, fireplace with wood burning stove, television point, door to;

## Kitchen



9' 3" x 9' 0" (2.82m x 2.74m) Double glazed window to side, solid wood flooring, matching wall & base units with worktops over, inset ceramic butler sink, gas cooker point with extractor over, integrated dishwasher, integrated washing machine, integrated fridge, tiled splashbacks, door;

## Inner Lobby

Space for appliances, door to rear garden;

## Shower Room



Obscure double glazed window to rear, WC, hand wash basin, shower cubicle which is fully tiled, vinyl flooring.

## First Floor Landing

Door to airing cupboard, loft access.

# Property Details.

## Bedroom One



15' 2" x 11' 2" (4.62m x 3.40m) Two double glazed windows to front, radiator, cast iron fireplace with ornate surround.

## Bedroom Two



12' 2" x 9' 8" (3.71m x 2.95m) Double glazed window to rear, radiator.

## Bathroom



Obscure double glazed window to rear, WC, pedestal hand wash basin, panelled bath with shower attachment, vinyl flooring, wood panelling.

## Rear Garden



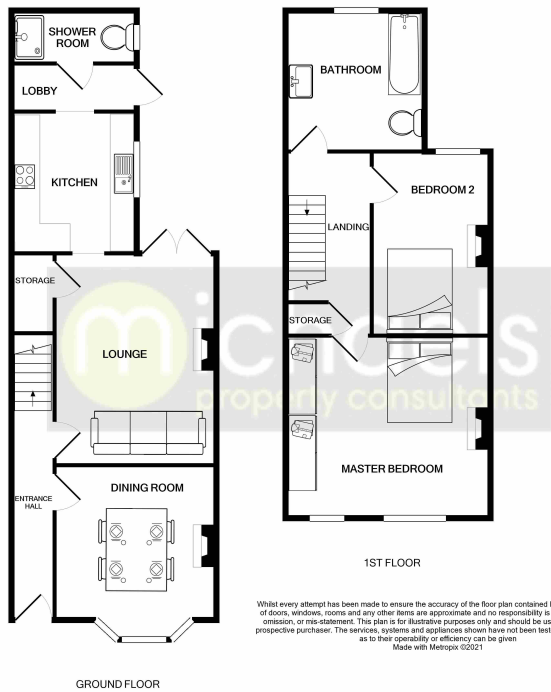
The rear garden commences with a large decking area, remainder laid to lawn, raised flower bed borders, additional decked area to the rear of the garden, enclosed by panelled fencing, outside tap & lighting, side access via a gate.

## Parking

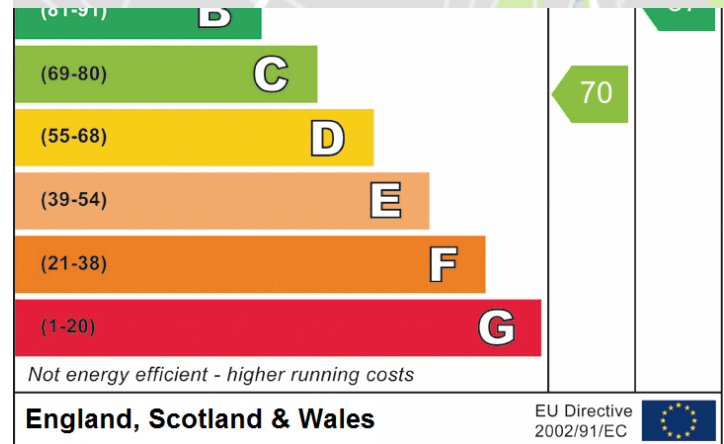
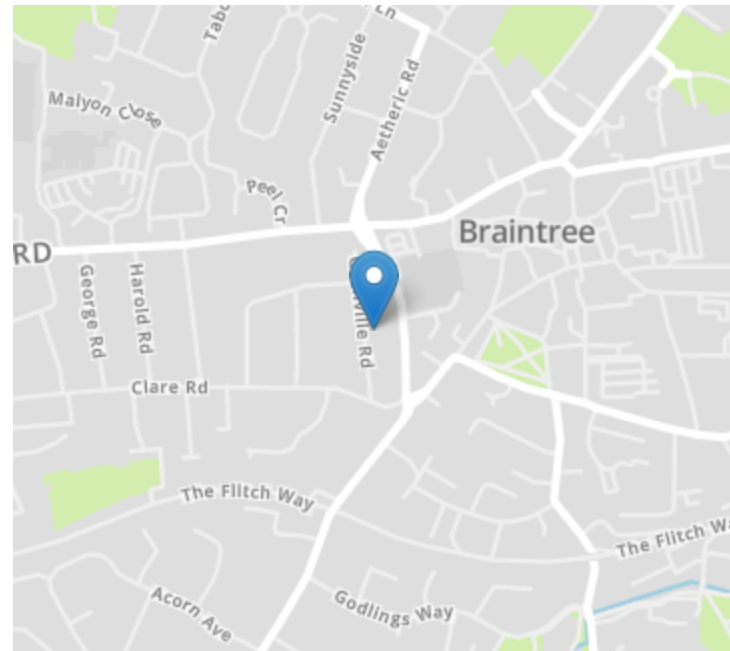
There is on-road residents parking to the front of the property.

# Property Details.

## Floorplans



## 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.