



- Four Bedroom Family Home
- Fully Detached
- Tandem Garage & Off Road Parking
- Corner Plot
- South Braintree Location
- Two Reception Rooms
- Excellent Sized Bedrooms
- Ground Floor Shower Room
- Mature Enclosed Gardens
- New To The Market

## 73 London Road, Braintree, Essex. CM7 2LF.

\*\* Guide Price £475,000 - £500,000 \*\*

Ideally positioned South of the Braintree town centre, on the highly sought-after London Road is this four DOUBLE bedroom detached house.

Call to view 01376 337400





# Property Details.

## Porch

Part glazed door to side, door to;

## Entrance Hall

Part glazed door, double glazed window to side, radiator, under stairs storage cupboard, stairs rising to first floor, doors to;

## Ground Floor Shower Room

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

## Kitchen/Breakfast Room



11' 9" x 11' 7" (3.58m x 3.53m) Double glazed window & door to rear, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, integrated double oven & hob with extractor over, space for appliances, tiled splashback.

## Lounge



19' 1" x 11' 9" (5.82m x 3.58m) Double glazed window to front, radiator, television & telephone point, open fireplace with stone surround, doors to;

## Dining Room



11' 9" x 11' 1" (3.58m x 3.38m) Double glazed window to rear, radiator.

## First Floor Landing

## Bedroom One



14' 6" x 12' 0" (4.42m x 3.66m) Double glazed window to front, radiator, fitted wardrobes.



# Property Details.

## Bedroom Two



12' 0" x 11' 6" (3.66m x 3.51m) Double glazed window to rear, radiator.

## Bedroom Three



11' 7" x 11' 5" (3.53m x 3.48m) Double glazed window to rear, radiator, door to cupboard housing the boiler.

## Bedroom Four



13' 2" x 8' 3" (4.01m x 2.51m) Double glazed window to front, radiator.

## Bathroom

Obscure double glazed window to side, heated chrome towel rail, WC, hand wash basin, panelled bath with shower attachment, laminate tiled floor, part tiled walls.

## Rear Garden



The rear garden commences with a patio area with the remainder of the garden laid to lawn, mature trees & shrubs, outside tap & lighting, enclosed by a brick wall & panelled fencing, fish pond, and rear access via a wooden gate.

## Garage & Parking

There is a double-length tandem garage to the rear of the dwelling, parking in front of the garage.

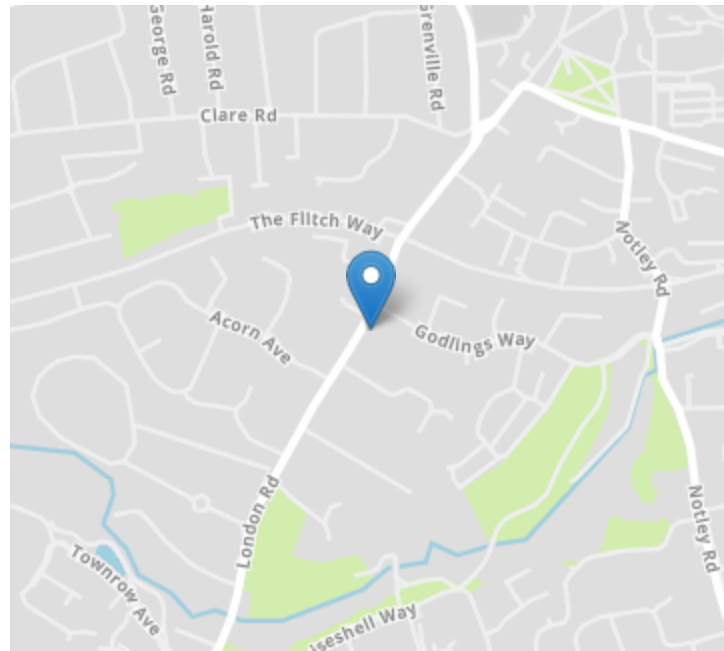
## Frontage

There is a generous lawned area to the front of the dwelling.

# 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.