



- 3/4 Bedroom Period Home
- Semi Detached
- Garage & Off Road Parking
- Converted Basement
- Beautifully Presented Throughout
- Study/Office
- Generous Rear Garden
- Kitchen/Diner
- Easy Access To Town & Station
- Ground Floor Cloakroom

## 7 Woodfield Road, Braintree, Essex. CM7 3HZ.

Michaels Property Consultants are delighted to present to the market this exceptional three-bedroom Victorian home positioned within the highly sought-after Woodfield Road. New to the market and offered for sale in excellent condition throughout, we feel this handsome, period home lends itself well to a buyer seeking a property with a tasteful blend of both old and new finishing touches. The impressive internal accommodation comprises an entrance hall that provides access to the first floor, a generous 25' kitchen/diner, a fitted & well-equipped kitchen/diner, a cloakroom, a study, three generous bedrooms, and a family bathroom.





# Property Details.

## Entrance Hall

## Lounge



25' 0" x 12' 0" MAX (7.62m x 3.66m)

## Kitchen/Diner



16' 2" x 15' 6" (4.93m x 4.72m)

## Inner Lobby

6' 8" x 3' 8" (2.03m x 1.12m)

## Cloakroom/WC



## Study

9' 1" x 6' 5" (2.77m x 1.96m)

## Basement/Cellar



15' 0" x 10' 6" (4.57m x 3.20m)

## First Floor Landing

## Bedroom One



15' 4" x 13' 5" (4.67m x 4.09m)



# Property Details.

## Bedroom Two



13' 4" x 10' 0" (4.06m x 3.05m)

## Bedroom Three



9' 0" x 8' 4" (2.74m x 2.54m)

## Bathroom



## Rear Garden

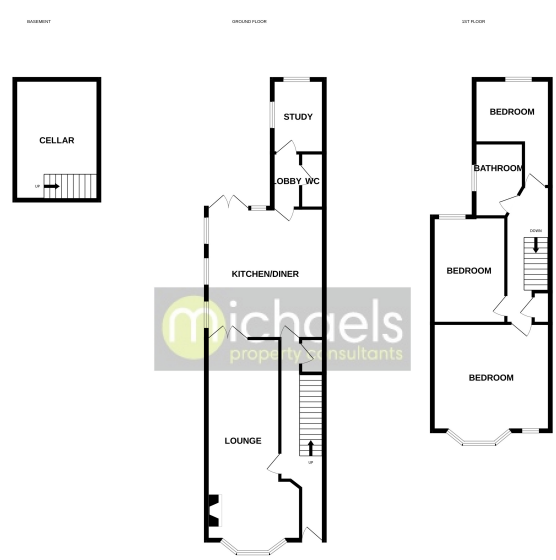


## Garage & Driveway



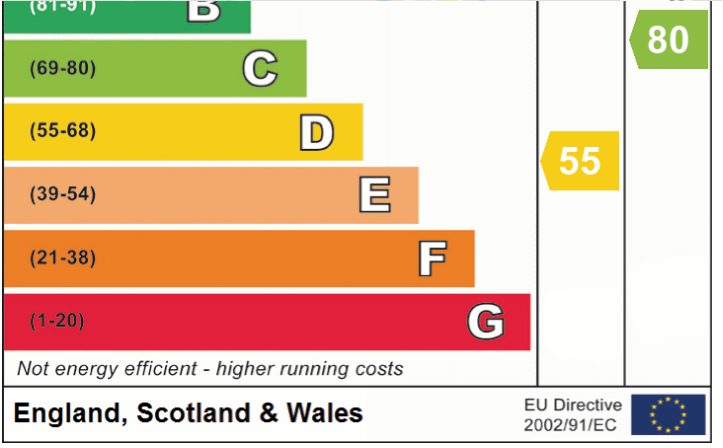
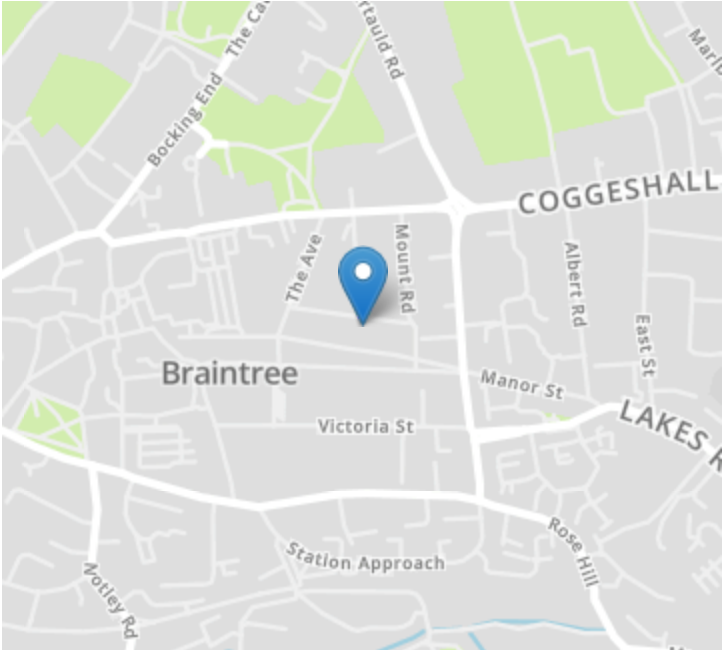
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, buildings and distances are for guidance only and are not guaranteed. It is recommended that prospective purchasers should verify the accuracy of the floorplans, measurements and distances by visiting the property and taking their own measurements. The services, fixtures and appliances shown here are based on the information provided by the seller. The services, fixtures and appliances shown here are based on the information provided by the seller. The services, fixtures and appliances shown here are based on the information provided by the seller.

## 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.

