



- Stunning Four Bedroom Home
- Beautiful Kitchen With Sky Lantern
- Accommodation Across Three Floors
- En Suite Bathroom
- Far Reaching Views
- Individual Features Throughout
- Parking For Three Cars
- All Bedrooms With Air Conditioning

## Julien Court Road, Braintree, Essex. CM7

This stunningly presented four bedroom family home is a must to be viewed internally, having recently been refitted inside to a high standard there are many individual features to be appreciated. The kitchen is an amazing, bright and airy space which has only just been completed, to the first floor there are three bedrooms and a shower room and to the second floor there is a bedroom with far reaching views and an en suite bathroom. An early internal inspection is advised as we are sure this beauty will not be around for long.



# Property Details.

## Ground Floor

### Entrance Hall

Double glazed entrance door to:

### Entrance Hall

Storage cupboard, radiator, oak flooring, stairs to first floor

### Cloakroom

Low level WC, hand wash basin, double glazed window to side, radiator, oak flooring

### Lounge



17' 1" x 10' 9" (5.21m x 3.28m)

Double glazed bay window to front, feature gas fire with surround

### Conservatory



16' 5" x 7' 8" (5.00m x 2.34m)

Double glazed French doors to side, double glazed window to rear, oak flooring, radiator

## Kitchen



20' 9" x 17' 4" (6.32m x 5.28m)

Inset sink unit, solid oak work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, fitted microwave and dishwasher, space for further appliances, double glazed window to side, double glazed French doors to rear, Cupboard housing boiler and water cylinder. Three built in cupboards with sensor lighting

### Cupboard Utility Area

Space for two washing machine, oak work top, sensor lighting

## First Floor

### First Floor Landing

Double glazed window to side, stairs to second floor, storage cupboard

### Bedroom



12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed window to rear, radiator, feature fire, coving

# Property Details.

## Bedroom



11' 2" x 11' 3" (3.40m x 3.43m)

Double glazed window to front, feature cast iron fireplace, radiator, coving, Air conditioning unit

## Shower Room

Low level WC, vanity hand wash basin with cupboards under, double glazed window to front, heated towel rail

## Bedroom



15' 5" x 9' 2" (4.70m x 2.79m)

Double glazed window to rear, radiator, built in wardrobes, Air conditioning unit

## Second Floor

### Bedroom



Double glazed window to front, velux window to rear, Air conditioning unit

### Family Bathroom

Low level WC, vanity hand wash basin with cupboards under, Freestanding bath, double glazed window to side, heated towel rail.

## Outside

### Front

To the front of the property there is a block paved driveway providing off road parking, gate giving rear access, flower and shrub borders.

### Rear Garden



The rear garden commences with a decked area, remainder being laid to patio with ornamental fish pond.

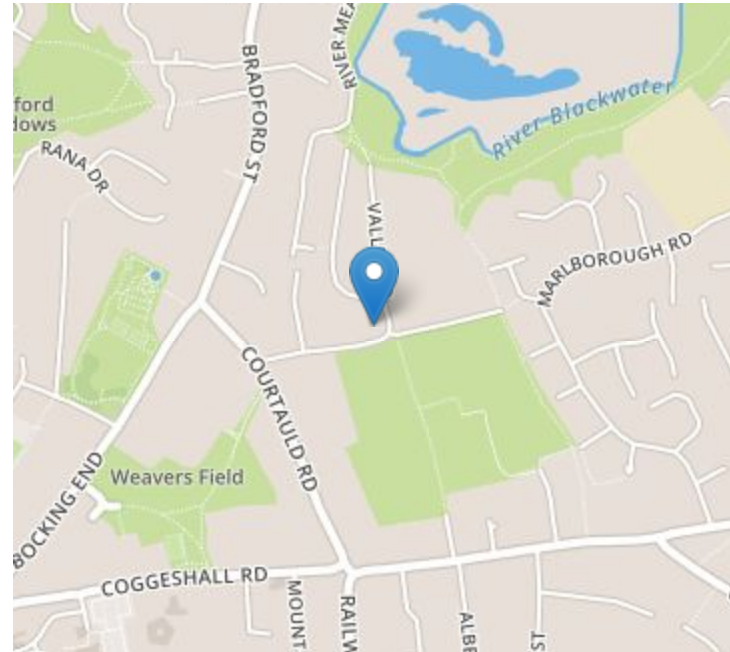
### Agents Note

We have been advised by the vendor that the property has hard wired internet and wifi to all rooms, full CCTV and a new boiler and plumbing throughout

# 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.