



- Four bedroom detached house
- Sought after location
- Three reception rooms
- Large enclosed rear garden
- Garage & Ample off road parking
- Cloakroom
- Easy access to Braintree town centre
- Spacious living accommodation

## 184 Church Lane, Braintree, Essex. CM7 5SG.

\*\* Guide Price £425,000 - £450,000 \*\*

Forming part of the frequently requested village of Bocking which is situated on the outskirts of Braintree, is this well established and sizeable four bedroom detached house. The property enjoys an array of spacious living accommodation which includes three reception rooms, offering a purchaser the chance to acquire this versatile family home. The ground floor accommodation is vast and some highlights include; large entrance hall, cloakroom, kitchen, study, dining room, and an extended lounge. To the first floor, there are four well-appointed bedrooms and a refitted four piece family bathroom. Outside, the property is further enhanced by having an attractive and secluded rear garden which measures approximately 100ft in length, single garage, and an in and out driveway which offers off-road parking for multiple vehicles. New to the market, an early internal inspection is strongly advised to avoid much disappointment.





# Property Details.

## Entrance

Double glazed entrance door to:

## Hallway

Covered radiator, ornate coving, two storage cupboards, Parquet flooring, downlighters, stairs rising to first floor

## Cloakroom

Low level WC, pedestal hand wash basin, radiator, tiled floor, double glazed window to front

## Kitchen



13' 11" x 9' 10" (4.24m x 3.00m) Inset sink unit with right-hand drainer, work surfaces to side with a matching range of wall and base units with further drawers and cupboards under, fitted stainless steel Range cooker and extractor fan, tiled floor, double glazed window to rear, double glazed door to side, downlighters, ornate coving, radiator

## Study

8' 4" x 8' 9" (2.54m x 2.67m) Double glazed window to front, radiator, radiator, ornate coving

## Dining Room



8' 9" x 12' 5" (2.67m x 3.78m) Double glazed window to front, radiator, ornate coving

## Lounge



23' 4" x 13' 11" (7.11m x 4.24m) Double glazed window to rear and side, double glazed French doors to rear, two radiators, ornate coving, engineered

# Property Details.

wood flooring

## First Floor Landing

Double glazed window to side, ornate coving, ceiling rose, loft access

## Family Bathroom

Low-level WC, pedestal hand wash basin, paneled bath, separate shower cubicle, double glazed window to front, heated towel rail

## Bedroom One



13' 7" x 9' 9" (4.14m x 2.97m) Double glazed French doors to rear opening to balcony, radiator, laminate flooring, built-in wardrobe, ornate coving

## Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m) Double glazed window to rear, radiator, laminate flooring, ornate coving

## Bedroom Three

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window to front, radiator, laminate

flooring, ornate coving

## Bedroom Four

8' 9" x 7' 9" (2.67m x 2.36m) Double glazed window to front, radiator, laminate flooring, ornate coving

## Rear Garden



The rear garden commences with a paved enclosed patio with courtesy door to the garage, gate leading to further patio area leading to a pathway which in turn takes you to a mature garden laid to lawn with flower beds & shrubs, enclosed by paneled fencing, side access via wooden gate, outside gap

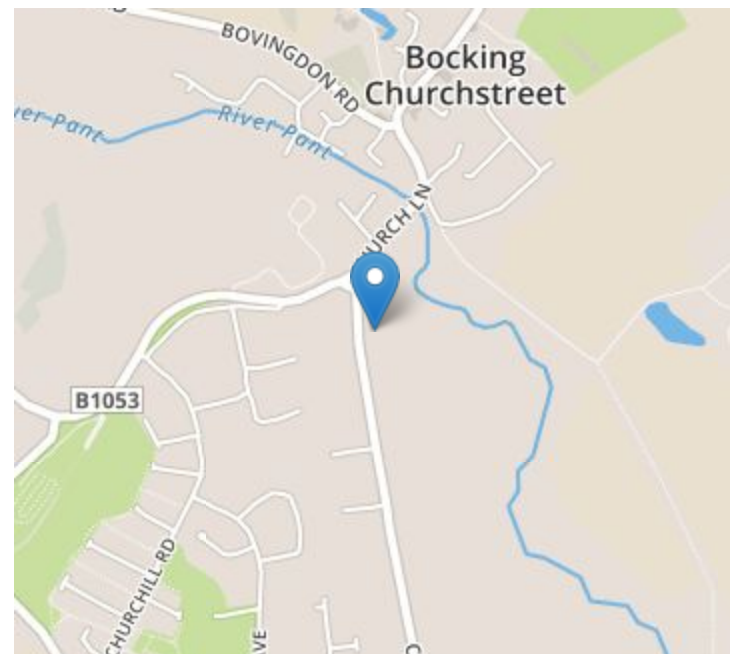
## Frontage & Parking

To the front of the property, there is an in and out driveway with a center flower and shrub border, side access through to rear garden, access to a single garage

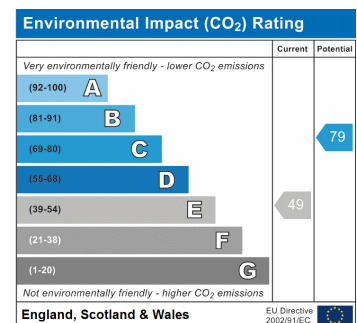
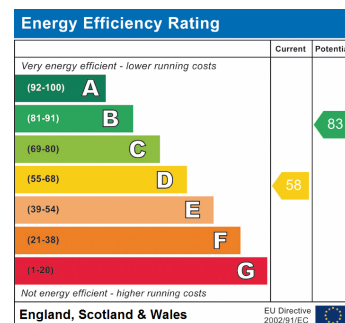
# Property Details.

## 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.