



- Four bedroom period home
- Semi detached
- Large converted basement
- Easy access to the town & station
- Three large reception rooms
- Character features throughout
- Newly fitted kitchen & bathroom
- Accommodation over three floors
- South facing rear garden

### 3 London Road, Braintree, Essex. CM7 2LD.

GUIDE PRICE £525,000-£550,000

Situated within easy reach of both the Braintree High Street and the railway station is this quintessentially British four bedroom semi detached Victorian home occupying a prominent position on the frequently requested London Road. This magnificent residence features an array of spacious living accommodation arranged over three floors as well as a tasteful blend of old and new, offering a versatile family home for a variety of prospective purchasers. The ground floor accommodation is vast and some highlights include; a welcoming reception hall that provides access to the first floor, a spacious lounge with a feature bay window and an open fireplace, a separate dining room, a recently refitted kitchen with a range of fitted appliances and quartz worktops, and a large utility room. On the first floor, you will find three large double bedrooms, the family bathroom which features a Heritage suite and a roll top bath, and a recently refitted shower



# Property Details.

## Entrance Porch

Part glazed entry door to front, radiator, door to accommodation;

## Entrance Hall

Radiator, understairs storage cupboard with wood panelling, stairs rising to the first floor, doors to;

## Lounge

16' 6" x 13' 6" (5.03m x 4.11m) Bay window to front, radiator, television & telephone point, open fireplace with ornate surround.

## Dining Room

14' 0" x 12' 7" (4.27m x 3.84m) Window to rear, radiator.

## Kitchen/Breakfast Room

14' 8" x 11' 9" (4.47m x 3.58m) French doors to side, tiled floor, matching wall & base units with quartz worktops over, inset sink with side drainer unit, integrated oven & induction hob, integrated fridge & dishwasher, door to basement;

## Utility

11' 9" x 11' 0" (3.58m x 3.35m) French doors to the rear, base units with worktops over, vinyl flooring, vinyl flooring.

## Basement

13' 6" x 12' 5" (4.11m x 3.78m) Window to side, two large storage cupboards, inset spotlights.

## First Floor Landing

Window to side, under stairs storage with wood panelling, stairs rising to second floor accommodation;

## Bedroom One

16' 6" x 13' 7" (5.03m x 4.14m) Bay window to front, radiator.

## Bedroom Two

14' 11" x 12' 7" (4.55m x 3.84m) Window to rear, radiator.

## Bedroom Four

10' 9" x 11' 3" (3.28m x 3.43m) Window to rear, radiator.

## Family Bathroom

Obscure window to front, radiator, WC, pedestal hand wash basin, roll top bath with shower attachment, part tiled walls, tiled floor.

## Shower Room

Obscure window to side, heated chrome towel rail, wet room style shower unit with glass screen, WC, hand wash basin with vanity unit underneath, tiled floor & walls.

## Second Floor Landing

Window to side, two large storage cupboards, door to;

## Bedroom Three

Window to rear, radiator.

## Rear Garden

The rear garden commences with a large decking area with the remainder laid to lawn, enclosed brick wall & panelled fencing, side access via a gate.

## Driveway

Driveway to the front that provides off-road parking for 2/3 vehicles.