



- 3/4 Bedroom Detached House
- Planning Permission Granted Ref - 22/01097/HH
- Fabulous Kitchen/Diner/Family Room
- Living Room
- Backs Onto Open Fields
- No Onward Chain
- Sought After Village Of Bocking
- Individual & Unique Build
- Utility & Ground Floor Cloakroom
- Ideal Family Home

### 7 Canterbury Grange, Bocking, Braintree, Essex. CM7 5NA.

Michaels Property Consultants are delighted to bring to the market this rather unique and beautifully presented 3/4 bedroom detached house, occupying a fabulous position within this exclusive development consisting of just a hand full of other properties. Forming part of the highly sought-after village of Bocking, which offers both easy access to the Braintree town centre and an excellent range of village amenities, we feel this stylish property lends itself perfectly to a buyer seeking a family home with potential for future development.





# Property Details.

## Ground Floor

### Entrance Hall

### Living Room



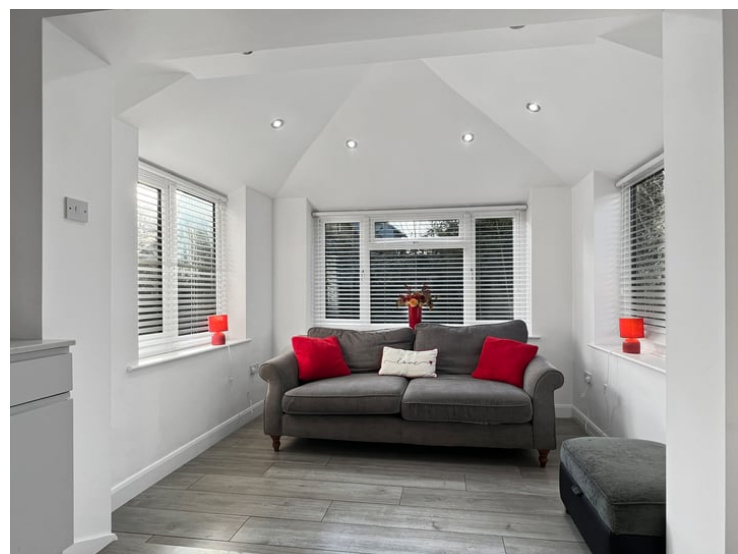
13' 9" x 10' 7" (4.19m x 3.23m)

### Kitchen/Diner/Family Room



18' 1" x 17' 3" (5.51m x 5.26m)

### Sun Room



9' 7" x 7' 1" (2.92m x 2.16m)

# Property Details.

## Utility Room

8' 9" x 6' 6" (2.67m x 1.98m)

## Cloakroom / WC

## Bedroom Four / Study



9' 0" x 8' 9" (2.74m x 2.67m)

## First Floor

## Bedroom One



13' 8" x 11' 7" (4.17m x 3.53m)

## Bedroom Two



11' 7" x 9' 8" (3.53m x 2.95m)

## Bedroom Three

7' 2" x 7' 2" (2.18m x 2.18m)

## Bathroom

## Outside

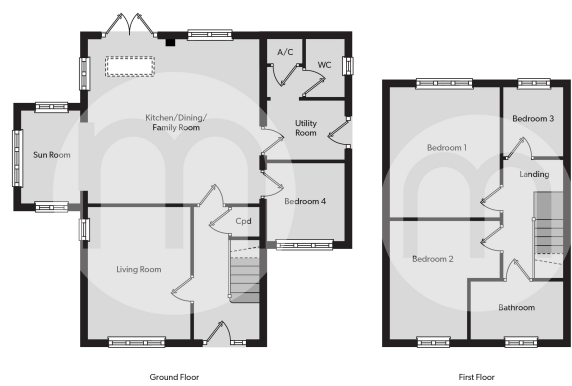
## Rear Garden



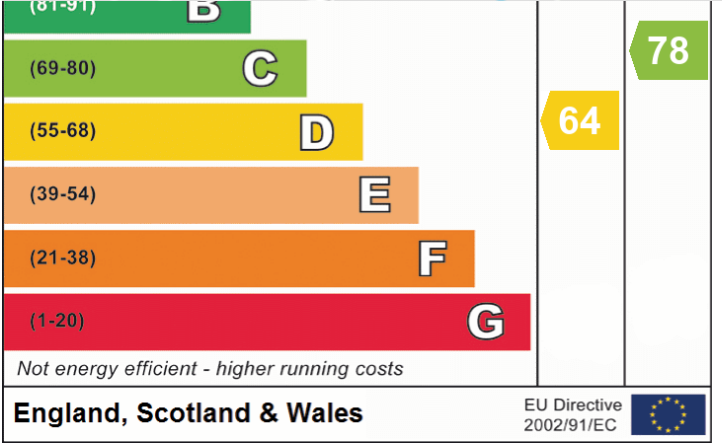
## Driveway Parking

# Property Details.

## Floorplans



## 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.

