



- Five bedroom terraced house
- Three large reception rooms
- Short walk to the town centre
- En suite to the master
- Beautiful period features
- Cellar ideal for storage
- Dates back to the 17th century
- Newly fitted UPVC windows

**8 Bocking End, Braintree, Essex. CM7 9AA.**

\*\* Guide Price £325,000 - £350,000 \*\*

Occupying a prominent position on the fringes of both the Braintree town centre & the village of Bocking, is character-filled and deceptively spacious five bedroom terraced house which is thought to date back to the 17th century. The property enjoys an array of spacious living accommodation arranged over three large reception rooms, along with five double bedrooms, offering a versatile family home for a variety of prospective purchasers. The ground floor accommodation is vast and some highlights include; an entrance hall, a well-appointed lounge with a feature fireplace, separate dining area, an additional reception room, and a country-style kitchen. To the first floor, you will find the master bedroom with an en suite shower room, two additional bedrooms, and the family bathroom. To the second floor, there are a further two double bedrooms, and a spacious landing which could be used to accommodate a study area.



# Property Details.

## Entrance Porch

Woode door to front, smooth ceiling, door to;

## Lounge



16' 2" x 14' 3" (4.93m x 4.34m) Smooth ceiling, double glazed bay window to front, open fireplace, radiator, television & telephone point

## Dining Room



11' 4" x 11' 4" (3.45m x 3.45m) Smooth ceiling, French doors to rear, radiator, door to airing cupboard, stairs rising to the first floor

## Kitchen



11' 7" x 8' 9" (3.53m x 2.67m) Smooth ceiling, double glazed window to rear, matching wall & base units, solid wood worktops, inset ceramic butler sink with mixer tap, tiled floor, integrated oven & hob with extractor over, brick tile splashbacks, integrated dishwasher, integrated fridge & freezer

## Third Reception Room



15' 4" x 12' 3" (4.67m x 3.73m) Smooth ceiling, double glazed window to front, wood effect vinyl flooring, radiator, open fireplace with ornate surround,

## Cellar

15' 0" x 13' 1" (4.57m x 3.99m)

## First Floor Landing

Smooth ceiling, double glazed window to rear, radiator, stairs to the second floor;

# Property Details.

## Bedroom One



15' 5" x 14' 0" MAX (4.70m x 4.27m) Smooth ceiling, radiator, double glazed window to front, wood effect vinyl flooring, built-in wardrobe, door to;

## En suite



Smooth ceiling, wood effect vinyl flooring, wood paneling, WC, wash hand basin, extractor fan, bath with shower attachment

## Bedroom Two

Smooth ceiling, radiator, double glazed window to front, wood effect vinyl flooring, two built-in wardrobes

## Bedroom Five

8' 5" x 8' 3" (2.57m x 2.51m) Smooth ceiling, radiator, double glazed window to rear, wood effect vinyl flooring

## Shower Room

Smooth ceiling, double glazed window to rear, wood effect vinyl flooring, WC, hand wash basin, shower cubicle which is fully tiled, wood paneling, extractor fan

## Second Floor Landing

Smooth ceiling, radiator, double glazed window to rear

## Bedroom Three



13' 3" x 11' 8" (4.04m x 3.56m) Smooth ceiling, double glazed window to side, radiator

## Bedroom Four

10' 2" x 12' 3" (3.10m x 3.73m) Smooth ceiling, radiator, double glazed window to rear

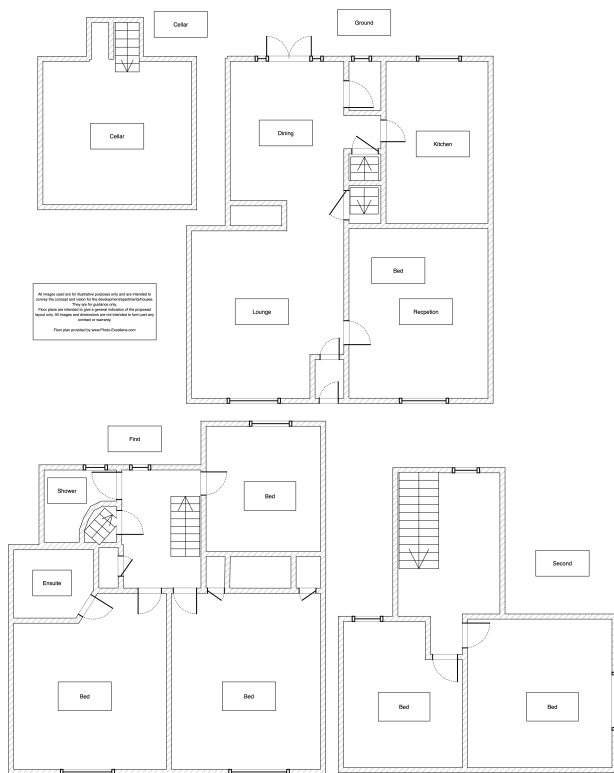
## Rear Garden



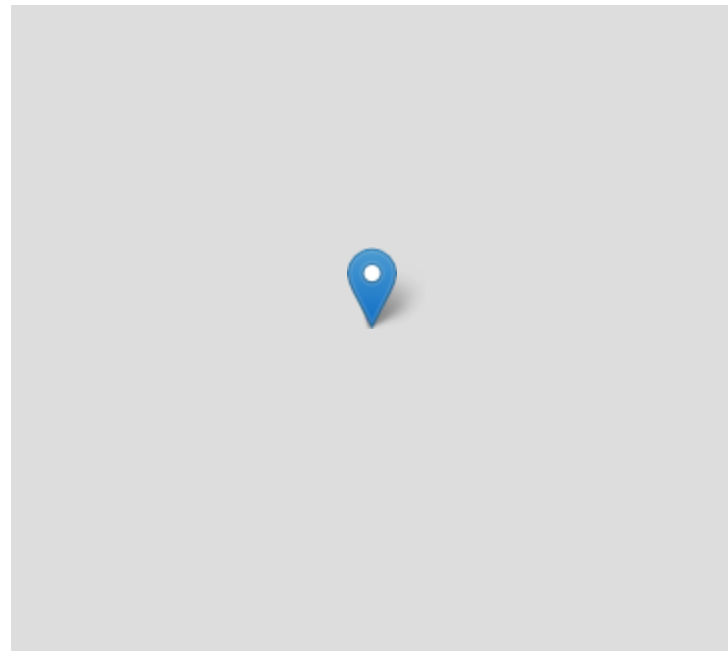
Courtyard style garden, predominately laid with paving bricks, side access via cast-iron gate, outside tap, large timber storage shed with outside WC

# Property Details.

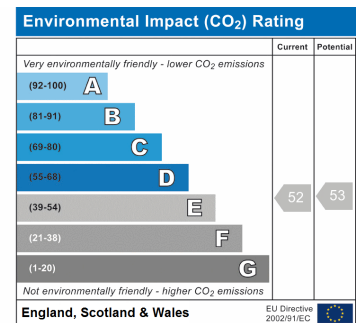
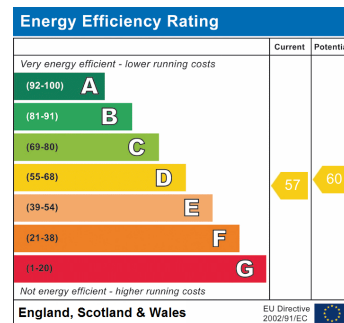
## Floorplans



## 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.