



- Four Bedroom Period Home
- Beautifully Presented Throughout
- Two Large Reception Rooms
- Refitted Luxury Family Bathroom
- Energy Rating C
- Utility & Cloakroom
- Stunning Beams & Exposed Brickwork
- Renovated/Converted in 2008
- Sought After Location
- Driveway For Two Vehicles

## 24 Friars Lane, Braintree, Essex. CM7 9BL.

\*\* Not Listed & Brick Built \*\*

A rare opportunity to purchase this one of a kind four-bedroom period home nestled on Friars Lane. Offered for sale in excellent order, this impressive residence represents an ideal purchase for a buyer seeking charming character features without the upkeep of a listed building.





# Property Details.

## Ground Floor

### Entrance Hall & Utility

6' 7" x 5' 6" (2.01m x 1.68m)

### W/C

### Kitchen



10' 0" x 9' 10" (3.05m x 3.00m)

### Living Room



16' 9" x 16' 0" (5.11m x 4.88m)

## Dining Room



16' 4" x 15' 6" (4.98m x 4.72m)

## First Floor

### Landing



### Bedroom One



13' 2" x 12' 3" (4.01m x 3.73m)



# Property Details.

## En Suite

## Bedroom Two



15' 10" x 9' 10" (4.83m x 3.00m)

## Bedroom Three



12' 2" x 11' 4" (3.71m x 3.45m)

## Family Bathroom



## Second Floor

## Bedroom Four / Study

## Loft Room

14' 10" x 9' 1" (4.52m x 2.77m)

## Outside

## Courtyard Style Garden



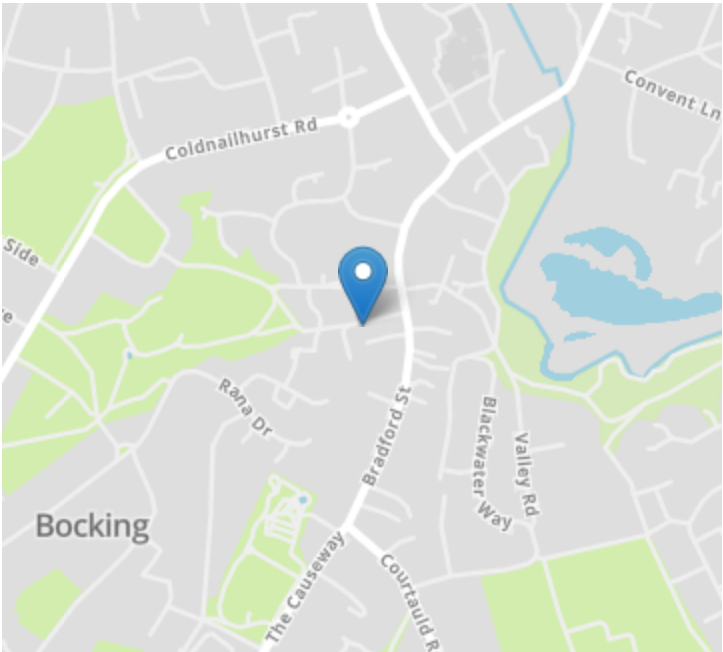
## Driveway & Parking

# Property Details.

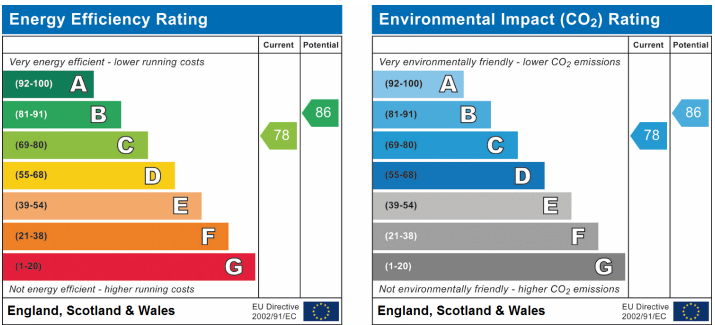
## Floorplans



## 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.