

# Roland James



Woodfield Road.

£1,650 pcm



Roland James is pleased to offer this four bedroom semi-detached house, built in keeping with the other Victorian properties in this sought after location within minutes of the High Street and Railway Station for London Liverpool St (approx. 1 hour). Solar panels integrated into the boiler and under floor heating system; it has the benefit up to date insulation standards. Archive Images. No onward chain.

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55 High Street, Braintree, Essex, CM7 1JX

www.rolandjames.com

Email: [lettings@rolandjames.com](mailto:lettings@rolandjames.com)

Telephone: 01376 329996

55 High Street, Braintree, Essex, CM7 1JX

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## LOCATION

Interested parties are advised Woodfield Road is off The Avenue which in turn is off the Coggeshall Road in the centre of the Town.

## **Ground Floor**

The property with under floor heating, integrated hot water system, solar panels and double glazing comprises approximately:

Entrance door to:

## RECEPTION HALL

## SITTING ROOM

18'9 x 12'8

Bay window to front. Attractive period feature fireplace, oak flooring and under floor heating.

## DINING ROOM

11'9 x 11'8

Double doors leading to and overlooking the rear garden. Oak flooring with under floor heating.

## KITCHEN

16'4 x 7'

Modern fitted kitchen with space for automatic appliances, fitted oven and four ring hob. Window to the rear aspect. Door to garden.

## INNER HALL

Cloak cupboard

## DOWNSTAIRS CLOAKROOM

Comprising of a low level WC and hand wash basin.

## **First Floor**

## LANDING

Airing cupboard, housing thermal storage unit. Stairs rising to the Second Floor.

## MASTER BEDROOM

14'3 x 9'3

Feature bay window to the front aspect.

## EN - SUITE SHOWER ROOM.

Comprising of a low level WC, pedestal hand wash basin, heated towel rail and corner shower tray with glass surround.

## BEDROOM TWO

10'6 x 9'2

Window to the rear aspect.

## BEDROOM THREE

8'1 x 7'

Window to the front aspect.

## FAMILY BATHROOM

Comprising approximately of a Victorian style roll top bath, pedestal hand wash basin, low level WC and heated towel rail.

## **Second Floor**

## BEDROOM FOUR

21' x 12'

Feature velux roof lights to the rear aspect aspect.

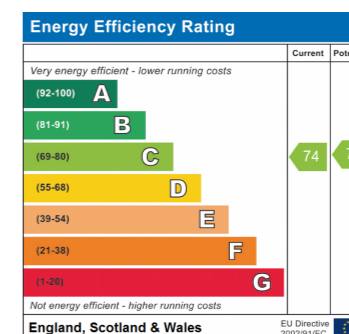
## **Parking and Outside Space**

## PARKING

Block paved to front and small flower bed.

## REAR GARDEN

Good size rear garden with a patio area, steps up to a lawn area and sheds at the bottom of the garden, screen fencing all round.



**TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE LANDLORDS AGENTS ROLAND JAMES 01376 329996. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.