



- Three bedroom house
- Fully detached
- Off road parking
- Driveway & workshop to the rear
- Large rear garden
- Easy access to town & station
- Kitchen/diner/family room
- Extended with Bi-Fold doors
- Period features

312 Crossing Road, Braintree, Essex. CM7 3PG.

Michaels Property Consultants are pleased to present to the market this recently extended and beautifully presented, three bedroom detached house conveniently positioned with easy reach of the Braintree town centre & the mainline railway station. This impressive period home enjoys an array of stylish, open-plan living accommodation along with a contemporary finish throughout, offering an extremely stylish & versatile family home. The ground floor accommodation features an entrance hall that provides access to the first floor, a well-appointed lounge with a feature bay window, a shower room/cloakroom, and the fabulous 26' kitchen/diner family room that boasts modern shaker style units, high spec appliances, Velux windows, and Bi-fold doors to the rear garden. On the first floor, you will find three generous bedrooms and a family bathroom. Outside, the property is further enhanced by having a large rear garden with a porcelain patio area, a single garage & workshop to the rear of the dwelling, and a driveway to the front.



Property Details.

Porch

Part glazed entry door to front, door to;

Entrance Hall

Wood effect vinyl flooring, radiator, understairs storage cupboard, stairs rising to the first floor, doors to;

Lounge



13' 6" x 11' 9" (4.11m x 3.58m) Double glazed bay window to front, radiator, television & telephone point.

Shower Room/Cloakroom

Heated chrome towel rail, WC, hand wash basin with vanity unit underneath, shower cubicle which is fully tiled, extractor fan.

Kitchen/Diner/Family Room



29' 6" x 18' 8" (8.99m x 5.69m) Kitchen - Solid oak flooring, matching wall & base units with laminate worktops over, vertical radiator, integrated double oven & microwave, integrated dishwasher, washing machine, tumble dryer, fridge freezer, induction hob with extractor hood over, island with base units & oak worktops over, inset ceramic butler sink, leading to;
Dining area/snug - Solid oak flooring, vertical radiator, x4 Velux skylights, television point, Bi-Fold doors to rear garden.



First Floor Landing

Double glazed window to side, loft access, doors to;

Bedroom One



13' 6" x 12' 0" (4.11m x 3.66m) Double glazed bay window to front, radiator.

Property Details.

Bedroom Two



12' 3" x 11' 1" (3.73m x 3.38m) Double glazed window to rear, radiator.

Bedroom Three



Double glazed window to rear, radiator.

Bathroom



Obscure double glazed window to front, heated chrome towel rail, tiled floor & walls, WC, wash hand basin with vanity unit underneath, panelled bath with shower over, extractor fan.

Rear Garden



The rear garden commences with porcelain patio, the remainder of the garden laid to lawn, outside tap & lighting, enclosed by panelled fencing, rear access via a wooden gate.

Garage & Workshop

There is a single garage with up & over door, workshop with power & lighting connected.

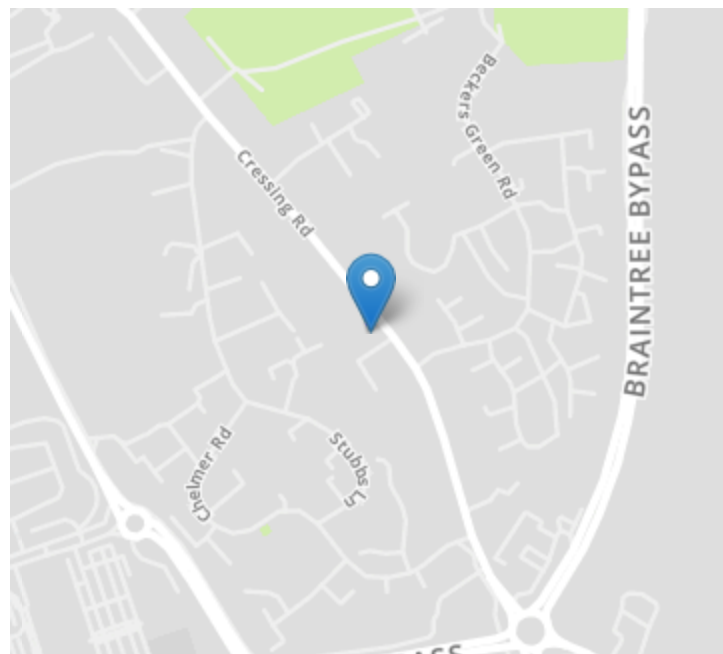
Driveway

There is a private driveway that provides ample off-road 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.