



16 MARSHALLS ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £600,000

5 Bedrooms | 4 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Situated within one of the area's most prestigious streets, off of the renowned London Road, offering easy access to the town centre and Braintree Station, this EXECUTIVE family home offers VAST internal living space, with generous ground floor accommodation, FIVE bedrooms, FOUR bathrooms, all with the benefit of a great sized un-overlooked SOUTH facing garden. Enjoying driveway frontage for up to four vehicles, this enviable home enjoys a prime location giving easy access to the A120, as well as excellent surrounding schools. Early viewing is highly recommended.



GROUND FLOOR

Entrance Hallway

Tiled flooring, radiator, storage cupboard, stairs rising to first floor, doors to;

Cloakroom

Tiled flooring, corner hand wash basin, WC, radiator.

Living Room 17'5" x 14'1" (5.33 x 4.30)

Tiled flooring, two radiators, feature fireplace, double glazed windows to front & side.

Family Room 26'2" x 22'2" (8.00 x 6.78)

Tiled flooring, radiator, double glazed windows to side & rear, patio doors to rear.

Kitchen/ Diner 26'6" x 11'5" (8.08 x 3.50)

Tiled flooring, matching wall & base units with granite work tops, inset sink, spaces for cooker, fridge/freezer & washing machine, breakfast bar, patio doors to rear.

Utility Room/ Office 16'8" x 6'9" (5.10 x 2.08)

Tiled flooring, wall & base units with work surfaces & inset sink, space for office furniture.

FIRST FLOOR

Landing

Storage cupboard, doors to;

Bedroom One 14'7" x 13'8" (4.45 x 4.17)

Wooden flooring, double glazed window to rear, radiator, fitted wardrobes, door to;

Ensuite

Tiled flooring, bath with shower over, hand wash basin, WC, chrome heated towel rail, obscure double glazed window to rear.

Bedroom Two 11'5" x 9'2" (3.48 x 2.80)

Wooden flooring, fitted wardrobes, radiator, double glazed window to rear, door to;

Ensuite

Tiled flooring, bath with shower over, pedestal hand wash basin, WC, chrome heated towel rail.

Bedroom Three 10'0" x 6'9" (3.07 x 2.07)

Wooden flooring, fitted wardrobes, double glazed window to side, radiator, shower enclosure, door to;

Ensuite

Hand wash basin, WC.

Bedroom Four 13'5" x 10'7" (4.10 x 3.23)

Wooden flooring, built in storage cupboard, radiator, double glazed window to side.

Bedroom Five 9'3" x 7'4" (2.82 x 2.24)

Wooden flooring, radiator, double glazed windows to front & side.

Shower room

Tiled flooring, shower enclosure, pedestal hand wash basin, WC, chrome heated towel rail, obscure double glazed window to front.

EXTERIOR

Garden

Fully enclosed rear garden commencing with raised paved patio area, steps leading down to lawn, mature trees & shrubs, side access gate.

Driveway

Block paved driveway providing parking for multiple vehicles.

Garage

Garage with up & over door.

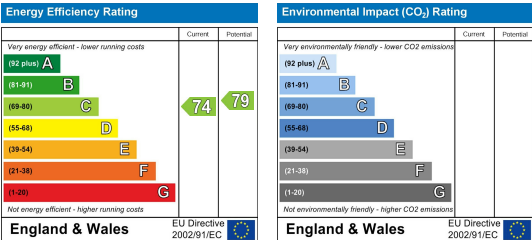
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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