



## 35 CHURCH LANE, BRAINTREE CM7

GUIDE PRICE £475,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Formerly "The Tabor House", this beautiful Grade II\* Listed property now known as "Tabors" occupies a generous plot, offering an excellent garden space for the growing family. Believed to originate from the early 16th century, the property is of largely timber frame construction with plastered external finish. Internally the property offers vast internal living accommodation, presented in first class decorative order having undergone recent redecoration, and consists of THREE/FOUR bedrooms, TWO/THREE reception rooms, and offers large scope for enhancement within the former Barn, which currently lends itself as an ideal work from home space, or conversion to additional living space subject to relevant consent. The large plot to the rear is considered to be just under one third of an acre in size. Presently the plot enjoys large mature grounds with established flower beds, hedgerows, trees and areas to lawn making this a wonderful family garden space to enjoy. At the rear of the property is a timber framed detached GARAGE block, with private patio seating area opening from the main Living Room. In summary, "Tabors" is a truly one of a kind property brimming with character, offering an abundance of potential for any future owner as both a long term family home, or potential development project. Early viewing is strongly recommended in order to appreciate the potential on offer.





Inner Hall

Laminate flooring, under stairs storage cupboard, stairs rising to first floor, doors to;

Lounge 20’3” x 13’10” (6.18 x 4.23)

Engineered Oak flooring, windows to side & rear aspects, door to rear, log burner, two radiators.

Utility Room 8’8” x 6’3” (2.66 x 1.91)

Laminate flooring, window to side, washing machine space.

Kitchen 13’7” x 11’9” (4.16 x 3.59)

Window to side, tiled flooring, dining space, walk in pantry, feature fireplace, country style kitchen with integral oven & four ring hob, space for slimline dishwasher & fridge.

Entrance Hall

Exposed brick flooring, doors to;

Bathroom

Bath with shower over, WC, pedestal hand wash basin, radiator, obscure window to side aspect.

Dining Room/ Sitting Room 12’7” x 12’0” (3.84 x 3.68)

Engineered Oak flooring, radiator, window to front, exposed fireplace, stairs to first floor.

FIRST FLOOR

Landing

Doors to;

Bedroom One 13’7” x 11’10” (4.15 x 3.62)

Window to side, radiator, carpet flooring.

Bedroom Two 12’6” x 11’10” (3.82 x 3.63)

Window to rear, radiator, carpet flooring.

Bedroom Three 14’10” x 11’7” (4.54 x 3.55)

Window to front, four fitted cupboards, radiator, carpet flooring.

WC

WC, hand wash basin.

Barn/ Studio 21’11” x 20’11” (6.70 x 6.40)

Two windows to rear, two windows to side, carpet flooring, potential to convert to Master Bedroom or Work from home space.

Garage

Timber framed Garage to the rear which could be demolished and re-constructed if desired.

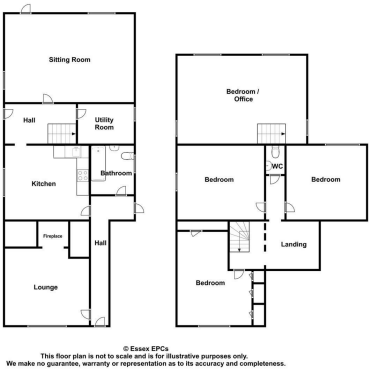
Garden

Large grounds approaching one third of an acre in size, presently to lawn with mature trees, hedgerows and flower beds, making an ideal family garden space.

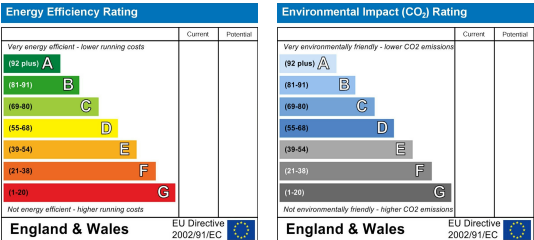
Area Map



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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