

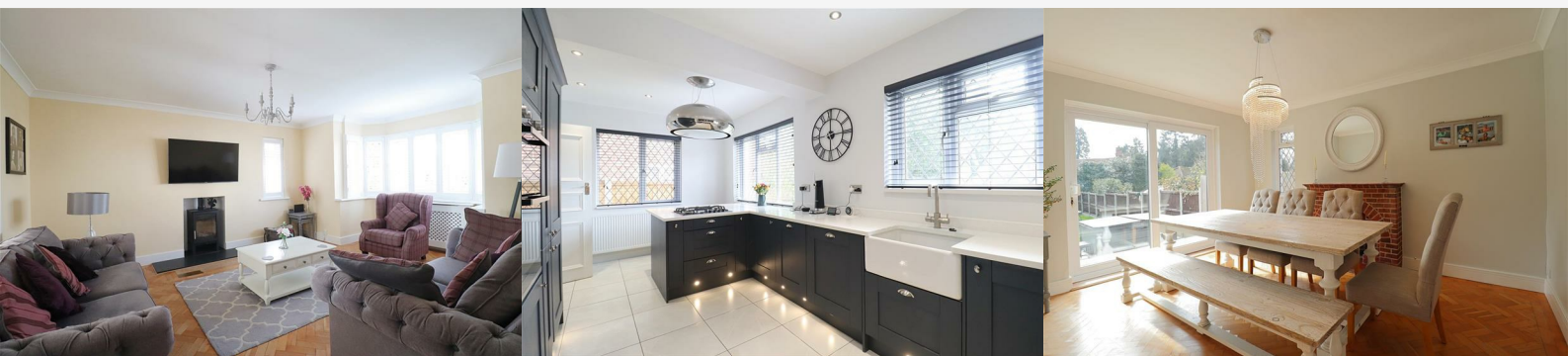


## 14 MARSHALLS ROAD, BRAINTREE CM7

GUIDE PRICE £625,000

### 4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* HUGE POTENTIAL \*\*** Situated within one of the most prestigious streets within the local area off of the favoured London Road, this much improved family home offers huge potential for EXTENSION (STPP), with a part converted loft space and large rear garden, giving scope for further ground floor extension whilst retaining a large garden for the growing family. Internally the property has undergone modernisation by the present owners including replacement double glazing, full redecoration throughout, brand new KITCHEN/BREAKFAST ROOM, and comes to the market in first class decorative order, with a host of character features retained including parquet flooring, original fireplaces, and a log burning stove. Within short walking distance of the town centre, Braintree Station, picturesque FLITCH WAY, and giving instant access to the A120, the location could not be better for this highly attractive home. An early internal inspection is advised in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Parquet flooring, under stair storage, doors to;

Cloakroom

WC, wall mounted hand wash basin, obscure window to front

Living Room 18'7" x 13'5" (5.67 x 4.09)

Parquet flooring, double glazed bay window to front aspect, log burning stove, french doors to;

Dining Room 13'11" x 11'5" (4.25 x 3.48)

Parquet flooring, feature brick fireplace, radiator, french doors to Living Room, patio doors opening to rear garden

Kitchen/Breakfast Room 18'5" x 9'8" (5.63 x 2.95)

Beautifully re-fitted kitchen with porcelain tiled flooring, matching wall and base level shaker style kitchen units with quartz work surfaces with matching upstands. Integral appliances including double oven, four ring hob with extractor over, fridge-freezer, dishwasher, wine cooler. 2 x double glazed windows to rear aspect and further window to side aspect. Door to;

Utility Room

Tiled flooring, wall and base level units with quartz work surface with inset sink. Spaces for washing machine and tumble dryer, larder cupboard, side access door to garden

FIRST FLOOR

Landing

Carpet flooring, spiral staircase to loft space, doors to;

Master Bedroom 18'8" x 13'5" (5.69 x 4.09)

Carpet flooring, double glazed bay window to front aspect, feature fireplace, 2 x fitted cupboards

Bedroom Two 11'10" x 11'5" (3.63 x 3.49)

Carpet flooring, radiator, storage cupboard, double glazed window to rear aspect

En-Suite

Shower enclosure, WC, wall mounted hand wash basin, obscure window to rear aspect

Bedroom Three 13'6" x 8'5" (4.13 x 2.57)

Carpet flooring, radiator, fitted wardrobe, double glazed window to rear aspect

Bedroom Four 11'0" x 10'0" (3.36 x 3.05)

Carpet flooring, radiator, double glazed window to front aspect

Family Bathroom

Bath with hair attachment, pedestal hand wash basin, WC, chrome heated towel radiator, obscure window to rear aspect

SECOND FLOOR

Loft Room

Accessed via a spiral staircase, the part converted loft room could be further enhanced and converted into a further bedroom with dormer window to rear aspect, or used as a work from home office space

EXTERIOR

Front

Double driveway for two cars, garden to lawn with mature established border. Side access gate to rear garden

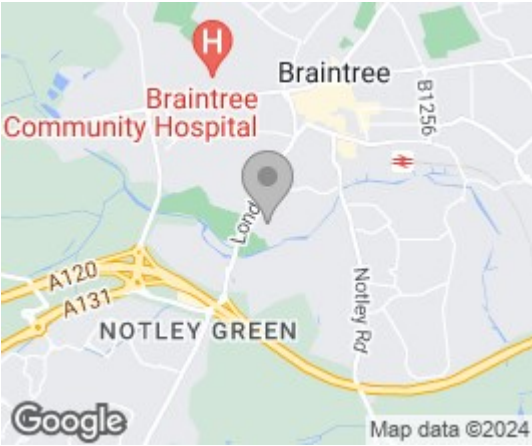
Rear Garden

Commencing with a paved sandstone patio area, with steps down to the large rear garden laid to lawn with south facing aspect.

Garage

Single Garage with internal power connected

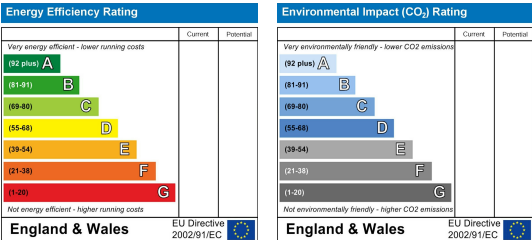
Area Map



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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