



73 LONDON ROAD, BRAINTREE CM7

GUIDE PRICE £425,000

4 Bedrooms | 2 Bathrooms | 2 Receptions

**** DETACHED FAMILY HOME **** Ideally positioned on a generous corner plot, this **FOUR DOUBLE BEDROOM** detached property offers spacious and versatile living, perfect for families. Located within walking distance of Braintree Town Centre and Train Station, with easy access to the A120, this home combines convenience with a sought-after setting.

The ground floor welcomes you with a bright **PORCH** and **ENTRANCE HALL**, leading to a spacious **LIVING ROOM**, a separate **DINING ROOM**, and a well-equipped **KITCHEN**. A **GROUND FLOOR SHOWER ROOM** adds practicality, ideal for busy family life.

Upstairs, you'll find **FOUR** double bedrooms, complemented by a **MODERN FAMILY BATHROOM**.

Outside, the **SOUTH-EAST FACING MATURE GARDEN** offers a tranquil retreat, while the **DOUBLE-LENGTH GARAGE** and **DRIVEWAY** provide ample parking. Situated close to local amenities and excellent schooling, this



Entrance Hall

Carpet flooring, double glazed window to front, under stairs storage, stairs rising to first floor, doors to;

Cloakroom

Wall mounted hand wash basin, shower enclosure, WC, obscure double glazed window to side.

Kitchen 11'10" x 11'0" (3.63 x 3.37)

Vinyl flooring, wall & base units incorporating breakfast bar, one & a half stainless steel sink with mixer tap, integral eye level double oven, spaces for fridge, freezer, & washing machine, hob with extractor over, double glazed windows to rear & side, door to garden.

Lounge 19'1" x 11'10" (5.84 x 3.62)

Carpet flooring, radiator, double glazed window to front, opening to;

Dining Room 11'10" x 11'0" (3.63 x 3.37)

Carpet flooring, radiator, double glazed window to rear.

First Floor

Landing

Carpet flooring, radiator, double glazed window to front, doors to;

Bedroom One 14'7" x 11'11" (4.47 x 3.64)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 11'11" x 10'10" (3.64 x 3.32)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 11'6" x 10'11" (3.51 x 3.34)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Four 13'2" x 8'2" (4.02 x 2.51)

Carpet flooring, radiator, double glazed window to front.

Bathroom

Vinyl flooring, bath, pedestal hand wash basin, WC, chrome heated towel rail, obscure double glazed window to side.

Exterior

Tandem Garage & Driveway

Tandem garage with up & over door, door to garden. Parking directly to front.

Garden

Paved patio, lawn with mature borders, door to garage, access to rear.

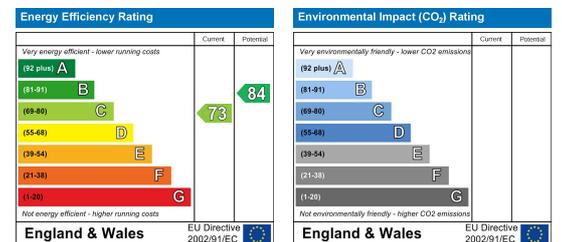
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
 Braintree
 Essex
 CM1 7ER

