



## 7 WOODFIELD ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £425,000

3 Bedrooms | 1 Bathrooms | 3 Receptions

An OUTSTANDING THREE/FOUR bedroom Victorian age property retaining many original character features, with EXTENDED living space and a fully usable BASEMENT room. Boasting great sized living space as is common with properties of this age, there is a bright and spacious KITCHEN/BREAKFAST room, as well as a STUDY, whilst externally the landscaped rear garden offers a quiet retreat from everyday life. Situated within a stones throw of the TOWN CENTRE & STATION, the property comes with a GARAGE and off street parking, with additional on-street visitor parking. Viewing is highly advised in order to appreciate the stunning level of accommodation on offer.

\*\* GUIDE PRICE £425,000 - £450,000 \*\*



Front of Property

Driveway parking leading to Single Garage. Paved frontage.

Entrance Hall

Original wood flooring, stairs to first floor, doors to;

Lounge 11'11" x 10'6" (3.65 x 3.22)

Original wood flooring, bay window to front, feature open fireplace, TV point

Dining Room 11'3" x 10'0" (3.44 x 3.06)

Original wood flooring, smooth ceiling, radiator, french doors to kitchen.

Kitchen/Breakfast Room 16'2" x 15'6" (4.94 x 4.74)

Tiled flooring, french doors to rear garden, double glazed windows to side, 3x velux windows, wall & base units, integral double oven with 4 ring gas hob with extractor over, spaces for fridge-freezer, dishwasher & washing machine, one & half sink with mixer tap, tiled splashbacks, radiator.

Cloakroom

WC, pedestal hand wash basin, chrome heated towel rail.

Study/Bedroom Four 9'1" x 6'5" (2.79 x 1.98)

Laminate wood flooring, radiator, 2x windows to rear.

Basement 14'11" x 10'6" (4.56 x 3.21)

Laminate flooring, radiator, TV point, recessed downlighting.

FIRST FLOOR

Bedroom One 15'3" x 10'5" (4.67 x 3.20)

Carpet flooring, radiator, bay window & double glazed window to front

Bedroom Two 11'4" x 9'10" (3.46 x 3.00)

Carpet flooring, window to rear, radiator.

Bedroom Three 12'4" x 8'11" > 8'1" (3.78 x 2.74 > 2.48)

Carpet flooring, window to rear, radiator.

Bathroom

Fully tiled, bath with shower over, WC, pedestal hand wash basin, radiator, obscure window to side.

Rear of Property

Paved patio seating area, remainder laid to lawn with mature flower beds, enclosed by panelled fencing. Additional decking area to lower garden, door into Garage.

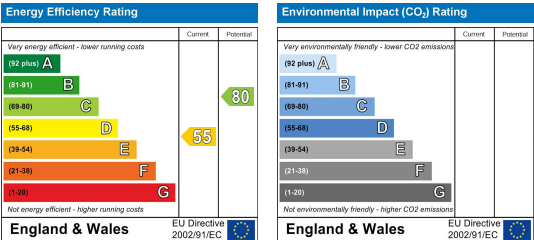
Area Map



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  
CM7 1ER

