



## 41 CLARE ROAD, BRAINTREE CM7

GUIDE PRICE £550,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

\*\* SOUGHT AFTER FAMILY AREA \*\* This beautifully presented FOUR bedroom detached family home offers excellent internal living space benefitting from a ground floor EXTENSION, with THREE reception rooms, generous frontage with good off street parking, and an integral GARAGE, as well as a great sized SOUTH FACING rear garden. Situated within walking distance of ST MICHAELS PRIMARY School, the Town Centre, and Braintree Station, convenience is just a short walk away. Offered with NO ONWARD CHAIN, viewing is highly advised in order to appreciate the standard of accommodation on offer.



## Front of Property

Block paved driveway with parking for multiple vehicles, Single Garage with up & over door.

## Entrance Hall

Wood flooring, stairs rising to first floor, radiator, doors to:

## Cloakroom

Tiled flooring, WC, hand wash basin inset to vanity unit, radiator.

## Lounge 14'3" x 13'11" (4.35 x 4.25)

Wood flooring, double glazed bay window to front, feature fireplace, 2x radiators.

## Dining Room 13'10" x 11'5" (4.23 x 3.48)

Wood flooring, double glazed window to rear, radiator.

## Kitchen/Breakfast Room 18'8" x 11'1" (5.70 x 3.40)

Laminate flooring, wall & base units with work surfaces, integral double oven, microwave, fridge freezer, washing machine, dishwasher & 4 ring gas hob with extractor over, ceiling spotlights, double glazed door & window to rear, patio door leading to sitting room.

## Sitting Room/Garden Room 21'11" x 9'4" (6.70 x 2.86)

Wood flooring, velux windows, patio doors leading to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, radiator, airing cupboard.

### Master Bedroom 14'4" x 11'10" (4.37 x 3.62)

Carpet flooring, double glazed bay window to front, radiator, fitted wardrobes.

### En-Suite

Double glazed obscure window to front, shower cubicle, pedestal wash basin, WC, shower cubicle, radiator, tiled walls.

### Bedroom Two 14'1" x 10'4" (4.30 x 3.15)

Carpet flooring, double glazed window to rear, radiator, fitted wardrobes.

### Bedroom Three 10'9" x 9'4" (3.29 x 2.86)

Carpet flooring, double glazed window to rear, radiator.

### Bedroom Four 11'2" x 8'5" (3.41 x 2.59)

Carpet flooring, double glazed window to front, radiator.

### Bathroom

Four piece suit comprising of bath with mixer and hair attachment, WC, pedestal wash hand basin, shower cubicle, double obscure frosted window to rear, radiator, tiled walls.

## Rear of Property

Commencing onto patio seating area, side gate access, remainder laid to lawn, enclosed by panel and brick fencing.

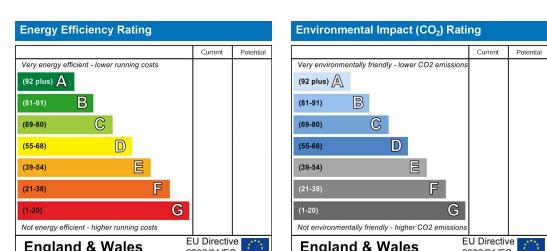
## Area Map



## 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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