



## 24 WESTERGREEN MEADOW, BRAINTREE CM7

GUIDE PRICE £650,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

\*\* THE HOME YOU'VE BEEN WAITING FOR \*\* Situated within one of the most exclusive locations within the area, occupying a cul-de-sac position within walking distance of the Town Centre and Station, as well as being within easy reach of the A120 and the renowned Flitch Way, this SHOW HOME finished and EXTENDED family home simply must be viewed in order to be fully appreciated. The present owners have heavily invested in the property throughout with a single storey extension to create an enviable KITCHEN/FAMILY ROOM, with high-end Kitchen-Suite, and bi-folding doors to the SOUTH FACING rear garden. With three reception rooms, there is ample room for the growing family, with four DOUBLE BEDROOMS, and an EN-SUITE to the Master Bedroom, in addition to the ground floor CLOAKROOM and UTILITY ROOM. Oozing with prestige throughout and presented in first class decorative order, the property comes with many touches of superior class including the bespoke "Neville Johnson" staircase with glass balustrades. Externally the property offers a substantial DOUBLE DRIVEWAY, easily accommodating 5-6 vehicles, together with a DOUBLE GARAGE, which has been part converted to create a sizeable work from home office space. The low maintenance rear garden is fully landscaped with artificial lawn, and raised planters, whilst offers fitted external feature lighting throughout. Viewing is simply a must in order to truly appreciate the high level of accommodation on offer.



## GROUND FLOOR

### Entrance Hall

Amtico flooring, radiator, under stairs storage cupboard, stairs rising to first floor, doors to:

#### Living Room 20'1" x 11'4" (6.13 x 3.46)

Amtico flooring, double glazed bay window to front aspect, double glazed window to side, two radiators, gas fire, TV point, bi-folding doors to family room.

#### Dining Room 11'5" x 9'9" (3.48 x 2.99)

Amtico flooring, double glazed bay window to front aspect, radiator.

### Cloakroom

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

#### Kitchen 11'9" x 11'2" (3.60 x 3.42)

Amtico flooring, newly installed WREN kitchen incorporating central island with breakfast bar, under counter lighting, granite work surfaces throughout with matching upstands and glass splashbacks, integral appliances including fridge/freezer, NEFF double oven, five ring induction hob with extractor over & dishwasher, inset stainless steel sink with mixer tap, door to:

### Utility Room

Matching wall & base units, stainless steel sink, washing machine & tumble dryer spaces, larder units, door to side.

#### Family Room 16'7" x 12'4" (5.06 x 3.76)

Amtico flooring, underfloor heating, bi-folding doors to rear, TV point, bi-folding doors to Living Room, velux roof lights.

## FIRST FLOOR

### Landing

Neville Johnson staircase with glass balustrades, loft access, airing cupboard, double glazed feature window to front aspect, doors to:

#### Master Bedroom 15'11" x 9'5" (4.87 x 2.89)

Carpet flooring, double glazed window to rear, fitted wardrobes, radiator, door to:

### Ensuite

Double shower enclosure, pedestal hand wash basin, WC, obscure double glazed window to rear, chrome heated towel radiator, fully tiled.

#### Bedroom Two 12'7" x 11'6" (3.84 x 3.52)

Carpet flooring, double glazed windows to front & side, radiator.

#### Bedroom Three 11'5" x 9'5" (3.50 x 2.88)

Carpet flooring, double glazed window to rear, radiator.

#### Bedroom Four 11'3" x 7'11" (3.44 x 2.43)

Carpet flooring, double glazed window to front, radiator, fitted wardrobe.

### Bathroom

Fully tiled, shower over bath, pedestal hand wash basin, WC, chrome towel radiator, obscure double glazed window to rear.

## EXTERIOR

### Front

Garden laid to lawn with path to front entrance door. Double driveway to side with generous parking available for 5-6 vehicles, leading to double Garage.

### Rear Garden

Commencing with a paved patio area, opening to the south facing garden with artificial lawn, raised planters and a further patio seating area to the lower garden area. Feature lighting, doors to Garage.

### Double Garage

2 x up and over doors to front, part converted to create a spacious home office space or potential Gym.

## Area Map

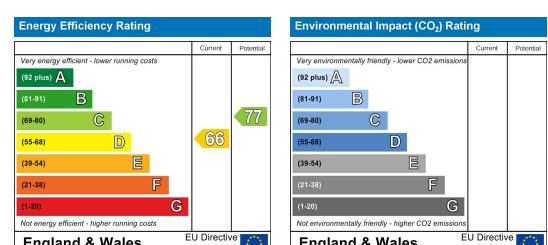


## Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
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## 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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