



## 99 LONDON ROAD, BRAINTREE CM7

GUIDE PRICE £500,000

### 5 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* EXTENDED FAMILY HOME \*\*** Situated upon one of the most coveted roads within the local area with easy access to the town centre, station, and A120, this beautifully presented and much improved FOUR/FIVE bedroom semi-detached property enjoys fabulous EXTENDED interior living space, with two generous reception rooms, and a spacious OPEN PLAN Kitchen/Breakfast Room overlooking the large 120' rear garden. FOUR good sized bedrooms are on offer on the first floor, with a large Master Bedroom complete with EN-SUITE. The property furthermore comes with a UTILITY ROOM, a ground floor CLOAKROOM, as well as STUDY or potential fifth bedroom. Early viewing is highly advised in order to appreciate this spacious and desirable property.



GROUND FLOOR

Entrance Hall

Laminate wood flooring, radiator, stairs rising to first floor, under stair storage cupboard, doors to;

Living Room 13’71 x 12’02 (3.96m x 3.71m)

Double glazed bay window to front aspect, radiator, exposed floorboards, open fireplace, TV Point

Cloakroom

WC, hand wash basin, tiled flooring

Dining Room 12’08 x 10’91 (3.86m x 3.05m)

Laminate wood flooring, radiator, opening to;

Kitchen/Family Room 17’26 x 11’78 (5.18m x 3.35m)

Laminate wood flooring, french doors to rear aspect, 2 x velux windows, kitchen comprising of modern cream gloss wall and base level units with roll edged work surfaces, tiled splash backs, integrated double oven with four ring ceramic hob and extractor over, one and a half sink with adjustable mixer tap, larder unit, dining area, opening to;

Utility Room

Laminate wood flooring, space for Fridge-Freezer, Washing Machine, and Tumble Dryer, wall and base level units. opening to;

Rear Lobby

Door to rear, further internal door to;

Study/Bedroom Five

Laminate flooring, double glazed window to front aspect, TV point

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Master Bedroom 12’06 x 11’24 (3.81m x 3.35m)

Double glazed bay window to front aspect, radiator, carpet flooring, door to;

En-Suite

Double glazed obscure window to front aspect, corner shower enclosure, WC, pedestal hand wash basin, part tiled, radiator

Bedroom Two 15’25 x 11’33 (4.57m x 3.35m)

Double glazed window to rear aspect, carpet flooring, radiator

Bedroom Three 11’93 x 6’73 (3.35m x 1.83m)

Double glazed window to front aspect, radiator, carpet flooring, TV point

Bedroom Four 9’05 x 6’46 (2.87m x 1.83m)

Double glazed window to rear aspect, radiator, carpet flooring

Bathroom

Oversized bath with shower over, WC, hand wash basin, radiator, obscure window to rear, part tiled.

EXTERIOR

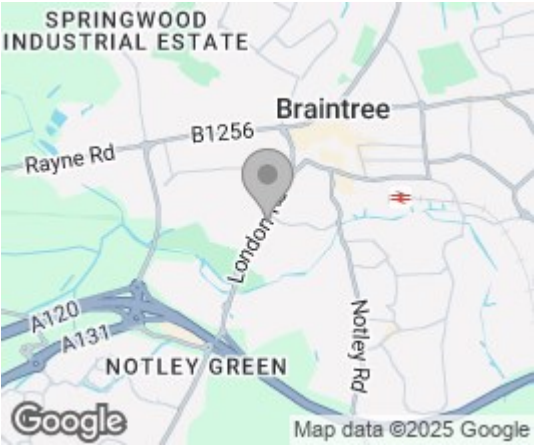
Front

Stone shingled driveway to front with parking for a minimum of three vehicles.

Rear Garden

Commencing with a raised decking area, leading to the large garden measuring approximately 120’ (Subject to survey), which is laid predominantly to lawn with enclosed borders.

Area Map

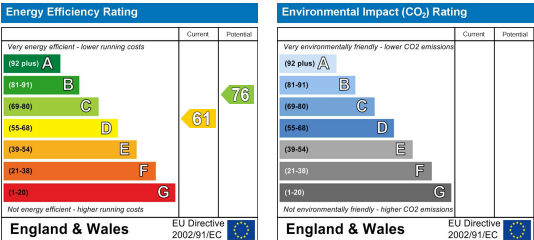


Floor Plans



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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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