



126 LONDON ROAD, BRAINTREE CM77

£1,650 PER MONTH

5 Bedrooms | 4 Bathrooms | 0 Receptions

**** AVAILABLE MARCH 2020 **** Branocs Estates are delighted to present to the market, this Five bedroom detached family home, presented to a quality standard. The property can be found upon the ever popular London Road location, which is conveniently located for an array of local facilities, Braintree Town & Station, Braintree Village Designer Outlet and the A120 leading onto other major routes. Internally, the property offers spacious & versatile accommodation to include; dining room, study, living room, kitchen, utility room, downstairs cloakroom, five well-proportioned bedrooms with the two larger bedrooms further benefitting from en-suites, and a family bathroom. Externally the property offers a pleasant & unoverlooked rear garden, cart lodge parking and further parking to the front of the cart lodge. We highly advise the earliest of appointments to view.



Front of Property

To the front is a cart lodge which provides covered parking for two vehicles and a further two spaces to the front. Pathway to front entrance door and further to the side access gate. Mature shrubs. Shed to remain.

Entrance Hall

Carpet flooring. Radiator. Stairs rising to first floor. Storage cupboard.

Living Room

3.62m x 5.98m (11' 11" x 19' 7") Carpet flooring. UPVC French doors & windows leading to and overlooking the rear garden. Radiator. Feature gas fireplace.

Dining Room

3.37m x 4.23m (11' 1" x 13' 11") Vinyl wood effect flooring. UPVC bay window to front. Radiator.

Kitchen/Diner

4.65m x 2.65m x 4.03m > 2.76m (15' 3" > 8' 8" x 13' 3" > 9' 1") Comprising of a range of matching wall and base level units with roll edge worktops. Integral fridge/freezer and oven with four ring gas hob and extractor over. Space for dishwasher. Stainless steel one and a half bowl sink unit with mixer tap & drainer inset to worktop. Water filter and softener to remain. Tiled flooring. UPVC window & door to rear. Radiator. Ceiling spotlights.

Utility Room

Consisting of a range of matching wall and base level units with roll edge worktops. Space and plumbing for appliances. Stainless steel sink unit with mixer tap & drainer inset to worktop. Tiled flooring. Radiator. Door to side. Tiled splashbacks. Wall-mounted boiler (we have been advised that the boiler is serviced annually).

Study

3.21m x 3.33m (10' 6" x 10' 11") Carpet flooring. UPVC bay window to front. Radiator.

Cloakroom

Consisting of a low level WC and wall-mounted wash hand basin. Carpet flooring. Radiator. Tiled splashback. Extractor.

Landing

Carpet flooring. Airing cupboard. Loft access hatch (we understand that the loft is partially boarded with lighting connected and is accessed via a drop down ladder).

Bedroom One

3.36m x 4.68m (11' 0" x 15' 4") Carpet flooring. UPVC window to rear. Radiator. Range of fitted wardrobes.

En-Suite

Comprising of a shower enclosure, a wall-mounted wash hand basin and a low level WC. Carpet flooring. Obscure glazed UPVC window to rear. Heated towel rail. Part tiled walls. Ceiling spotlights. Shaver socket. Extractor.

Bedroom Two

2.79m x 4.64m (9' 2" x 15' 3") Carpet flooring. UPVC window to rear. Radiator. Built in wardrobes.

En-Suite Shower Room

Consisting of a shower cubicle, a low level WC and a wall-mounted wash hand basin. Carpet flooring. Obscure glazed UPVC window to rear. Heated towel rail. Part tiled walls. Shaver socket. Extractor.

Bedroom Three

2.71m x 3.29m (8' 11" x 10' 10") Carpet flooring. UPVC window to front. Radiator. Fitted wardrobes.

Bedroom Four

3.05m x 3.06m (10' 0" x 10' 0") Carpet flooring. UPVC window to front. Radiator.

Bedroom Five

2.41m x 2.69m (7' 11" x 8' 10") Carpet flooring. UPVC window to front. Radiator.

Bathroom

A three piece suite comprising of a pane bath with telephone style mixer tap & hair attachment and separate shower over, a low level WC and a pedestal wash hand basin. Carpet flooring. Obscure glazed window to side. Heated towel rail. Ceiling spotlights. Tiled walls. Shaver socket. Extractor.

Rear of Property

The pleasant & unoverlooked rear garden initially commences with a raised paved patio area with a pathway down to the side access gate. The remainder is largely laid to lawn. Enclosed by panel fencing. Further paved seating area directly to the rear. Outside power points.

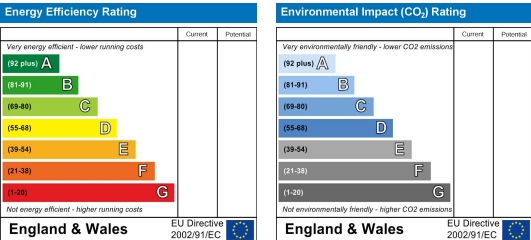
Area Map



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

106 High Street
Braintree
Essex
CM7 1JP

