



41 CLARE ROAD, BRAINTREE CM7

£1,600 PER MONTH

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** SOUGHT AFTER FAMILY AREA **** This beautifully presented FOUR bedroom detached family home offers excellent internal living space, with generous frontage and garage, as well as a great sized rear garden. Situated within walking distance of ST MICHAELS PRIMARY School, the Town Centre, and Braintree Station, viewing is highly advised in order to appreciate the standard of accommodation on offer. Available October 2020.

Whilst we make every effort to make our lettings particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, should not be relied upon as a statement of fact. Our room sizes are an approximation and are only intended to provide general guidance. If you have any queries over these particulars please contact us to discuss further.

Viewings are to be arranged strictly via prior appointment with Branocs Estates.



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.

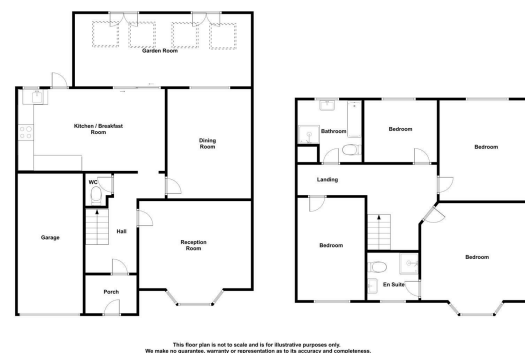
Rear of Property

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

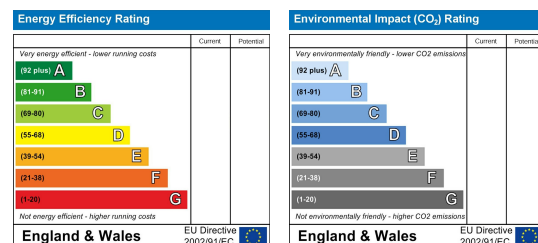
Area Map



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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