



## 67 CHURCH LANE, BRAINTREE CM7

£2,200 PER MONTH

### 4 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* AVAILABLE NOW \*\* ONE OF A KIND \*\*** Offering **OUTSTANDING** character throughout, this stunning period home was formerly two cottages and has been sympathetically converted into one superb spacious family home, benefitting from recent extensions creating larger than average internal living space. Offering **FOUR/FIVE** bedrooms, the property has undergone vast improvement and is present in superb decorative order throughout, with an array of exposed timber frames and feature fireplaces, together with a modern spacious Kitchen/Breakfast Room, which opens out to the large rear garden measuring approximately 100' in length. Positioned on the outskirts of the picturesque village of Bocking, whilst giving easy access into Braintree Town Centre, properties of this calibre are so rarely available in today's market and an internal inspection is the only way to truly appreciate the overall space and finish on offer.



**Entrance Hall 13'09 x 12'07 (4.19m x 3.84m)**

Engineered oak flooring, exposed beams, character fireplace, radiator, double glazed sash window to front, stairs to first floor..

**Dining Room 13'07 x 12'05 (4.14m x 3.78m)**

Engineered oak flooring, feature fireplace, exposed beams, radiator, double glazed sash window to front.

**Kitchen/Family Room 27'09 x 8'03 (8.46m x 2.51m)**

Tiled flooring, vaulted ceiling with down lights, matching wall & base units, integral double oven, hob with extractor over, integral dishwasher, spaces for fridge/freezer & washing machine, radiator, double glazed window to rear, door to garden

**Sitting Room 13'11 x 13'05 (4.24m x 4.09m)**

Engineered oak flooring, character fire place with log burner, exposed beams, french doors & window to rear garden, opening to:

**Lobby/Reading Room 27'08 x 5'11 (8.43m x 1.80m)**

Engineered oak flooring, radiator, spotlights, bifold doors to garden.

**Cloakroom**

Hand wash basin inset to vanity unit, WC, radiator, obscure double glazed window, engineered oak flooring

**FIRST FLOOR**

**Landing**

Engineered oak flooring, radiator, feature fireplace, exposed beams, stairs to second floor, doors to:

**Bedroom One 13'11 x 11'11 (4.24m x 3.63m)**

Carpet flooring, radiator, exposed beams, double glazed window to rear.

**Ensuite**

Shower, WC, hand wash basin, chrome towel radiator, obscure double glazed window.

**Bedroom Two 13'06 x 12'04 (4.11m x 3.76m)**

Carpet flooring, exposed beams, radiator, utility cupboard.

**Bedroom Three 10'03 x 7'10 (3.12m x 2.39m)**

Carpet flooring, radiator, velux window.

**Bathroom**

P-bath with shower over, WC, hand wash basin, radiator, vinyl flooring.

**SECOND FLOOR**

**Landing**

**Bedroom Four 15'05 x 9'11 (4.70m x 3.02m)**

Carpet flooring, radiator, vaulted ceiling with exposed beams, double glazed dormer window.

**Bedroom Five/Study 15'08 x 10'00 (4.78m x 3.05m)**

Carpet flooring, vaulted ceiling with exposed beams, velux & double glazed window.

**WC**

Vinyl flooring, WC, hand wash basin inset to vanity unit, chrome heated radiator.

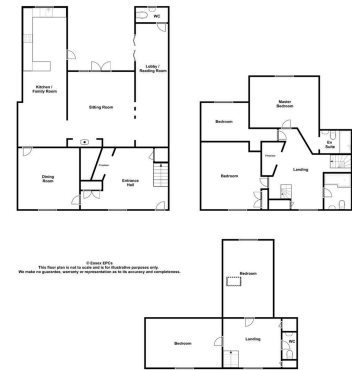
**Garden**

Commencing with decked seating area leading to paved patio area., which then opens to the remainder of the garden laid to lawn with mature trees & shrubs and established borders. Shed to remain.

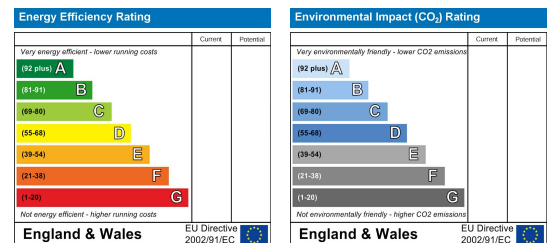
**Area Map**



**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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