



335 RAYNE ROAD, BRAINTREE CM7

GUIDE PRICE £675,000

4 Bedrooms | 2 Bathrooms | 4 Receptions

**** NO ONWARD CHAIN **** This STUNNING family home offering FOUR/FIVE bedrooms is finished to an OUTSTANDING specification throughout, offering spacious and flowing internal living space for the growing modern family. Positioned on the outskirts of Rayne, surrounded by nearby countryside and picturesque walks including the renowned FLITCH WAY, the property further benefits from being within a short walk of Braintree Town Centre and Station, giving excellent access to local amenities. Furthermore, with access to the A120 in under two minutes, the property offers excellent commuter access towards both Chelmsford, as well as the M11 corridor. Featuring a large OPEN PLAN kitchen with modern appliances, there is also generous Dining Space, whilst the standout Living Room is filled with natural light and offers excellent views across the SOUTH FACING garden. The ground floor further benefits from a FIFTH Bedroom/Office, with EN-SUITE shower room, ideal for guests or elderly relatives. The property comes with many features such as an integral GARAGE, ample parking, with a carriageway driveway for multiple vehicles, and a large garden. Early viewing is highly recommended in order to truly appreciate the elegant finish on offer.



GROUND FLOOR

Entrance Hall

LVT flooring, stairs rising to first floor, radiator, storage cupboard, door to Garage, doors to:

Cloakroom

Tiled flooring, wall mounted hand wash basin, WC, radiator.

Kitchen/ Dining Room 26’6” x 16’2” (8.09 x 4.95)

LVT flooring, wall & base shaker style units with granite worktops, inset sink with mixer tap, two integral ovens with induction & gas hob, extractor over, radiator, two double glazed windows to front aspect.

Utility Room

LVT flooring, space for washing machine, sink, door to Garden.

Conservatory 11’11” x 7’7” (3.65 x 2.33)

LVT flooring, range of windows & patio doors to garden.

Lounge 14’11” x 14’1” (4.55 x 4.31)

Carpet flooring, double glazed french doors to garden, radiator, built in bespoke media wall, door to:

Bedroom Five 12’11” x 12’0” (3.95 x 3.67)

patio doors to rear, radiator, door to:

Ensuite

Tiled flooring, hand wash basin, WC, shower enclosure.

FIRST FLOOR

Bedroom One 12’5” x 10’10” (3.81 x 3.31)

Carpet flooring, radiator, built in wardrobes, double glazed window to rear.

Bedroom Two 12’10” x 9’7” (3.93 x 2.93)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 10’10” x 10’2” (3.31 x 3.10)

Carpet flooring, double glazed window to rear, built in wardrobe, radiator.

Bedroom Four 10’0” x 9’4” (3.05 x 2.86)

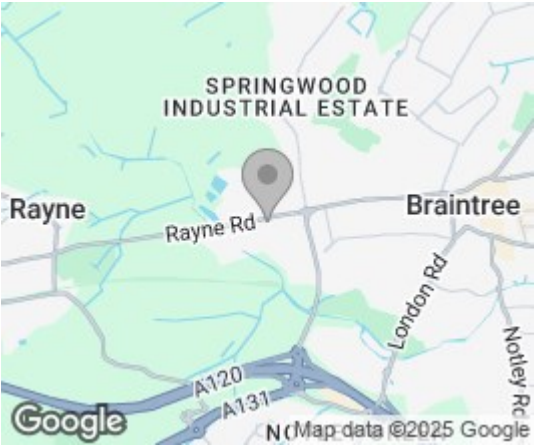
Carpet flooring, radiator, built in wardrobes, double glazed window to front.

Bathroom

Tiled flooring, freestanding bath, shower enclosure, hand wash basin inset to vanity unit,

EXTERIOR

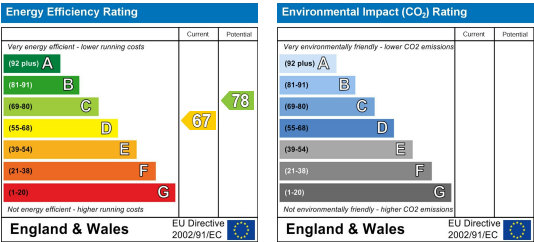
Area Map



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

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

