



257 LONDON ROAD, BRAINTREE CM77

OFFERS IN EXCESS OF £1,000,000

6 Bedrooms | 5 Bathrooms | 4 Receptions

**** STUNNING EXECUTIVE HOME - NO ONWARD CHAIN **** Occupying a prominent position along the exclusive London Road, close to the sought after village of Great Notley, Branocs Estates are favoured with instructions on this BEAUTIFULLY FINISHED six double bedroom detached family home, with FIVE bathrooms, FOUR reception rooms, and a spacious KITCHEN/FAMILY ROOM with bi-folding doors opening to the generous un-overlooked rear garden. Benefitting from large frontage with parking for 5-6 vehicles, as well as the added benefit of a detached DOUBLE GARAGE, this home really does tick all the boxes for any growing family, whilst giving excellent access to both Chelmsford (20 mins) and the A120 to London Stansted and the M11 (20 mins). Positioned on the outskirts of Great Notley, the village itself offers an array of public open space, as well as a host of on-site amenities including Tesco Supermarket, Doctors Surgery, Coffee Shop, Post Office, Convenience Stores, Nurseries, eateries, as well as two excellent Primary School options. Early viewing is highly recommended in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, inset spotlights, stairs to first floor, doors to:

Cloakroom

WC, pedestal hand wash basin, laminate flooring.

Lounge 18'57 x 12'40 (5.49m x 3.66m)

Carpet flooring, double glazed window to front aspect, radiator, inset spotlights, gas fire.

Family Room 24'32 x 12'63 (7.32m x 3.66m)

Laminate flooring, double glazed window to front & side aspects, two radiators, inset spotlights, opening to Kitchen, door to:

Utility Room

Laminate flooring, wall & base units with inset sink, spaces for washing machine & tumble dryer.

Kitchen 21'75 x 12'14 (6.40m x 3.66m)

Comprising of wall & base units, integral oven & hob with extractor hood over, double inset sink with central mixer tap, space for American style fridge/freezer, central island incorporating breakfast bar, laminate flooring, double glazed window to rear aspect.

Dining Room 21'84 x 17'98 (6.40m x 5.18m)

Laminate flooring, inset spotlights, Bifold doors to rear garden.

Gym/Cinema Room 12'51 x 12'81 (3.66m x 3.66m)

Laminate flooring, radiator, inset spotlights.

FIRST FLOOR

Landing

Carpet flooring, radiator, stairs rising to second floor.

Master Bedroom 17'94 x 9'65 (5.18m x 2.74m)

Carpet flooring, two radiators, wall mounted air conditioning unit, inset spotlights, french doors leading to Balcony.

Dressing Room 16'74 x 11'85 (4.88m x 3.35m)

Range of fitted wardrobes, carpet flooring, inset spotlights, loft access, double doors to bedroom, opening to:

En-Suite

'His & Hers' sinks inset to vanity unit, bath with shower attachment, shower enclosure with rainfall shower & shower attachment, WC, chrome heated towel radiator, inset spotlights.

Bedroom Two 21'89 x 11'64 (6.40m x 3.35m)

Carpet flooring, radiator, inset spotlights, double glazed window to rear aspect, loft access.

Dressing Room 12'61 x 9'72 (3.66m x 2.74m)

Carpet flooring, fitted wardrobes, door to:

En-Suite

Hand wash basin & WC inset to vanity unit, shower enclosure, obscure double glazed window to side aspect, chrome heated towel radiator, inset spotlights.

Bedroom Three 14'96 x 12'96 (4.27m x 3.66m)

Carpet flooring, radiator, double glazed window to front aspect. Door to:

En-Suite

Pedestal hand wash basin, WC, shower enclosure, tiled flooring, inset spotlights, obscure double glazed window to front.

Bedroom Four 12'74 x 10'13 (3.66m x 3.05m)

Carpet flooring, radiator, double glazed window to front aspect, Door to:

En-Suite

Tiled flooring, WC, wall mounted hand wash basin inset to vanity, shower enclosure with rainfall shower & shower attachment, inset spotlights.

SECOND FLOOR

Landing

Carpet flooring, Velux to front, storage cupboard.

Bedroom Five 13'44 x 12'65 (3.96m x 3.66m)

Carpet flooring, radiator, wall mounted air conditioning unit, two velux to front, inset spotlights.

Area Map

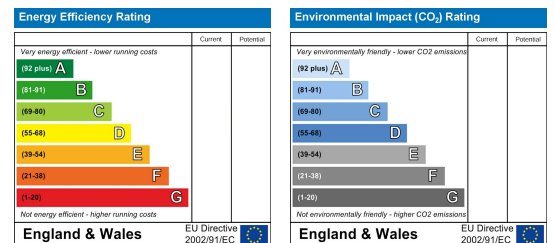


Floor Plans



© Steve Price
This floor plan is not to scale and is for illustrative purposes only. We make no representation, warranty or responsibility as to its accuracy and completeness.

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

