



9 WOODFIELD ROAD, BRAINTREE CM7

GUIDE PRICE £425,000

3 Bedrooms | 2 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** This beautifully presented Victorian three bedroom semi-detached home perfectly blends period character with modern finishes, ideally positioned within walking distance of Braintree Town Centre.

Internally, the property offers two generous reception rooms, a modern kitchen with breakfast room to rear, utility room, and downstairs shower room, complemented by three well-proportioned bedrooms and a family shower room upstairs. Every room showcases a high standard of finish, creating a warm and inviting feel throughout.

Outside, the home enjoys a private, low-maintenance rear garden and a versatile outbuilding, ideal as a home office, studio, or additional storage space.

A rare opportunity to acquire a charming Victorian home in a sought-after location, ready to move straight into.



GROUND FLOOR

Entrance Hall

Engineered oak flooring, stairs rising to first floor, radiator, door to basement, door to:

Lounge 13'6" x 12'0" (4.12 x 3.67)

Engineered oak flooring, electric fireplace, built in alcove storage, double glazed bay window to front, radiator.

Dining Room 11'3" x 10'1" (3.44 x 3.09)

Engineered oak flooring, double glazed window to rear, radiator, door to:

Shower Room

Vinyl flooring, obscure double glazed window to side, large shower enclosure, hand wash basin inset to vanity unit, WC, heated towel rail, extractor.

Kitchen 15'8" x 8'11" (4.78 x 2.72)

Vinyl flooring, double glazed window to side, high gloss wall & base units, integral under counter fridge, electric hob with extractor over, space for dishwasher, opening to:

Breakfast Room 16'9" x 11'1" (5.11 x 3.38)

Vinyl flooring, radiator, sliding patio doors to rear.

Utility Room

Vinyl flooring, double glazed window to side, spaces for washing machine & tumble dryer, built in storage, door to:

Cloakroom

Vinyl flooring, obscure double glazed window to side, pedestal hand wash basin, WC, radiator.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, doors to:

Bedroom One 15'3" x 13'6" (4.67 x 4.13)

Carpet flooring, double glazed bay window & further window to front, radiator.

Bedroom Two 11'3" x 10'0" (3.44 x 3.06)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 12'4" x 8'11" (3.78 x 2.74)

Carpet flooring, double glazed window to rear, radiator.

Bathroom

Vinyl flooring, obscure double glazed window to side, pedestal hand wash basin, corner shower enclosure, WC, heated towel rail.

EXTERIOR

Garden

Low maintenance garden with patio area, steps leading up to artificial lawn & raised flower beds, leads to large rear patio & large outbuilding, side access gate to front.

Garden/ Hobby Room 14'2" x 8'3" (4.32 x 2.53)

Laminate flooring, patio doors to front, electric & lights, door leading to shed.

Front Of Property

Walled front garden with paved area.

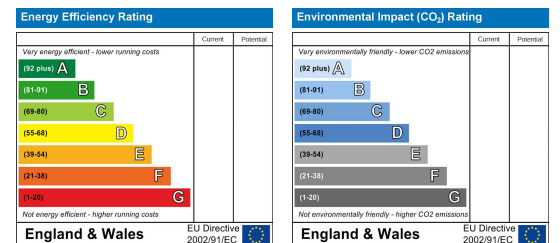
Area Map



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

