



Courtauld Road

Braintree, CM7 9BE

Freehold
Tax Band: F

Offers In Excess Of £750,000



Offering a COMPLETE ONWARD CHAIN and boasting 120ft open gardens, TWO GARAGES with driveway for 4+ vehicles and SIX DOUBLE bedrooms with THREE bathrooms is this impressive 1920's detached property. Benefiting from a wrap-around CORNER PLOT and a 17' DUAL ASPECT lounge, wonderful original features & accommodation set over three floors. Deceptively spacious and VERSATILE throughout - Located just a short walk from local parkland, Braintree Town Centre & Station. Internal viewings highly recommended!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed lead lined window to front aspect, stairs to first floor with under stairs cupboard, additional storage cupboard, carpeted flooring and smooth coved ceiling.

CLOAKROOM:

Double glazed lead lined window to side aspect, low level WC, vanity hand wash basin, radiator, stone tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE:

17'99 x 13'91 (5.18m x 3.96m)

Double glazed lead lined bay window to front aspect and double glazed lead lined window to side aspect, feature fireplace with marble hearth and traditional wooden mantelpiece, two radiators, carpeted flooring and smooth coved ceiling.

DINING ROOM:

14'95 x 13'94 (4.27m x 3.96m)

Double glazed lead lined bay window to front aspect and double glazed lead lined window to side aspect, feature fireplace with limestone hearth and mantle, two radiators, traditional wooden flooring and smooth coved ceiling.

KITCHEN / BREAKFAST ROOM:

13'49 x 12'30 (3.96m x 3.66m)

Double glazed lead lined window to rear aspect, a series of traditional matching base and wall units, oak veneer work surfaces with tiled inlays incorporating one and a half bowl sink with central mixer tap and drainer, water softener, built-in double oven, induction hob with extractor hood over, integrated dishwasher, space for fridge/freezer, breakfast bar, radiator, carpeted flooring. Archway opening to utility room and doors to pantry and rear lobby.

UTILITY ROOM:

Double glazed window to rear aspect, a series of matching base and wall units incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, carpeted flooring.

PANTRY:

Glazed window to rear aspect, base units with storage cupboards, carpeted flooring.

REAR LOBBY:

Part-glazed rear entrance door with glazed windows to each side, carpeted flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Galleried landing with double glazed lead lined window to front aspect, double airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

17'76 x 13'98 plus recess (5.18m x 3.96m plus recess)

Double glazed lead lined bay window to front aspect and double glazed lead lined window to side aspect, built-in wardrobes and storage cupboards, two radiators, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed lead lined window to side aspect, panelled bath with central mixer tap and shower attachment, low level WC, bidet, pedestal wash hand basin with tiled splash backs, shaver point, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM TWO:

14'96 x 12'77 (4.27m x 3.66m)

Double glazed lead lined windows to front and side aspects, built-in wardrobes, two radiators, storage cupboard, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:

12'43 x 12'02 (3.66m x 3.71m)

Double glazed lead lined window to rear aspect, built-in storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:

11'68 x 8'45 (3.35m x 2.44m)

Double glazed lead lined window to side aspect, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:

Opaque double glazed lead lined window to rear aspect, enclosed double shower with dual shower including rainfall shower head and remote controlled power control, panelled spa bath with power jets and central mixer tap, low level WC, vanity wash hand basin with mirrored cupboard over, extractor fan, heated towel rail, tiled flooring with under floor heating and smooth ceiling with sunken spotlights.

WC:

Low level WC, inset wash hand basin, carpeted flooring.

SECOND FLOOR ACCOMMODATION:

LANDING:

Spacious L-Shaped landing giving access to service cupboard, two further bedrooms and separate bathroom.

BEDROOM FIVE:

20'95 x 19'14 max to 9'22 (6.10m x 5.79m max to 2.74m)

L-Shaped bedroom with double glazed window to rear aspect, eaves storage, two radiators, carpeted flooring and smooth vaulted ceiling.

BEDROOM SIX:

14'78 x 8'10 (4.27m x 2.69m)

Two Velux windows to side aspect, built-in wardrobes, eaves storage, carpeted flooring and smooth vaulted ceiling.

TOP FLOOR BATHROOM:

Panelled bath with central mixer tap, low level WC, vanity wash hand basin, extractor fan, radiator, tiled flooring, smooth ceiling.

EXTERIOR:

GARDEN:

Generously sized front, rear and side gardens measuring approximately 120ft in depth (from front through to rear), mainly laid to lawn and enclosed to borders by mature hedging, with shingle pathway leading to front door, mature trees, a variety of shrubs/flower displays with the addition of wonderful flowering Wisteria across the property frontage. The front and rear gardens wrap around the plot giving open access to each aspect of the property. To the rear garden is a Summer House (fitted with power) along with further variations of shrubs, flowering plants and mature trees, giving access via a pathway to the properties rear entrance along with double garage and driveway.

GARAGE, DRIVEWAY & PARKING:

Integral double garage, each garage fitted with traditional solid wood double doors and fitted with power and lighting. Driveway parking for at least four vehicles, accessed to the rear via private shared drive (for two properties inclusive of this residence).

AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Sole Selling Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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