



## Courtauld Road

Braintree, CM7 9BG

Freehold  
Tax Band: D

### Offers In The Region Of

**£999,000**



Boasting a sizeable 100' UNOVERLOOKED rear garden, FOUR reception rooms inc. BAY-FRONTED dining room, 20' I-shaped lounge & OFFICE/PLAYROOM plus a 23' DUAL ASPECT kitchen/diner and utility room is this generous four/five DOUBLE bedroom detached property. Benefiting from TWO EN-SUITES inc. a dressing room and balcony to master bedroom, a 17' CONSERVATORY and an integral garage (potential to convert\*) and driveway parking for four vehicles. Offering VERSATILE living space throughout and ideally located close to all local shops/amenities and schools with easy access to Braintree Town Centre & Station. Internal viewings highly advised!!



# Courtauld Road, Braintree, CM7 9BG

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

## GROUND FLOOR ACCOMMODATION:

### RECEPTION HALL:

Secure main entry door, double glazed window to front aspect, stairs to first floor, tiled flooring.

### CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, tiled flooring.

### DINING ROOM:

12'11 x 12'5 (3.94m x 3.78m)

Double glazed bay window to front aspect, central fireplace with surround (currently electric fire with ability to adapt to log burning stove), radiator, carpeted flooring.

### LOUNGE:

20'2 x 12'5 (6.15m x 3.78m)

Double glazed windows to rear aspect, central gas fireplace, two radiators, carpeted flooring. Double doors into conservatory.

### CONSERVATORY:

17'8 x 10'6 (5.38m x 3.20m)

Part UPVC and part brick construction with vaulted glass roof, radiator, tiled flooring. French doors to rear garden.

### OFFICE / SNUG:

11'10 x 8'5 (3.61m x 2.57m)

Double glazed window to side aspect (fitted with shutters), radiator, carpeted flooring. Double doors into conservatory.

### KITCHEN / DINER:

23'7 x 9'5 (7.19m x 2.87m)

Double glazed windows to side and rear aspects, a series of matching base and wall units, edged work surfaces incorporating twin bowl sinks with central mixer tap and drainer, Rangemaster double oven with gas hob, space for American fridge/freezer, integrated dishwasher, breakfast bar, tiled flooring.

### UTILITY ROOM:

Double glazed window to rear aspect, matching base and wall units, work surfaces incorporating single ceramic sink with central mixer tap, space for washing machine and tumble dryer, radiator, tiled flooring. Door to side aspect accessing rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, storage cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

20'2 x 12'5 max (6.15m x 3.78m max)

Double glazed window to rear aspect, radiator, carpeted flooring. Double doors into dressing room.

### DRESSING ROOM:

Built-in wardrobes across entire side aspect, carpeted flooring. Secure part-glazed door to balcony overlooking rear garden.

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower, low level WC, vanity wash hand basin with tiled splash back, tiled flooring.

### BEDROOM TWO:

13'0 x 10'5 (3.96m x 3.18m)

Double glazed bay window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor, radiator, tiled flooring.

### BEDROOM THREE:

12'3 x 9'11 (3.73m x 3.02m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM FOUR:

10'7 x 7'8 (3.23m x 2.34m)

Double glazed window to front aspect, radiator, carpeted flooring. Door into dressing room.

### DRESSING ROOM / BEDROOM FIVE:

Double glazed windows to front and side aspects, a series of fitted and built-in wardrobes, radiator, carpeted flooring.

### FAMILY BATHROOM:

Two opaque double glazed windows to side aspect, panelled bath with central mixer tap, low level WC, vanity wash hand basin with tiled splash back, shaver point, heated towel rail, tiled flooring.

## EXTERIOR:

### REAR GARDEN:

Approx 100' unoverlooked rear garden, enclosed by fencing and comprising patio area to immediate property rear, remainder mainly laid to lawn with a series of mature trees and shrubs, Summer House, underground bunker (currently used as wine cellar), gated side access.

### GARAGE, DRIVEWAY & PARKING:

Integral single garage (potential to convert) fitted with power, lighting and electric up and over roller door. Driveway parking for 4 vehicles.

## AGENTS NOTES:

Council Tax Band: D

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



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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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