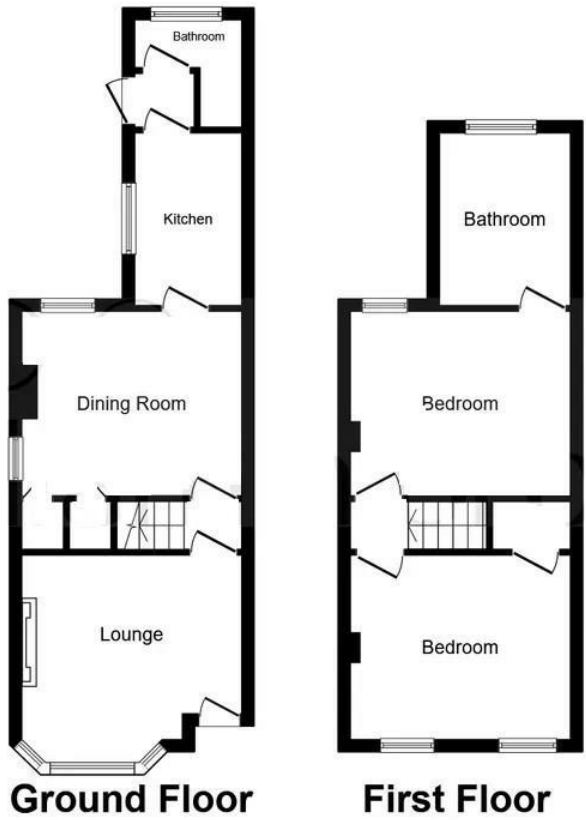




This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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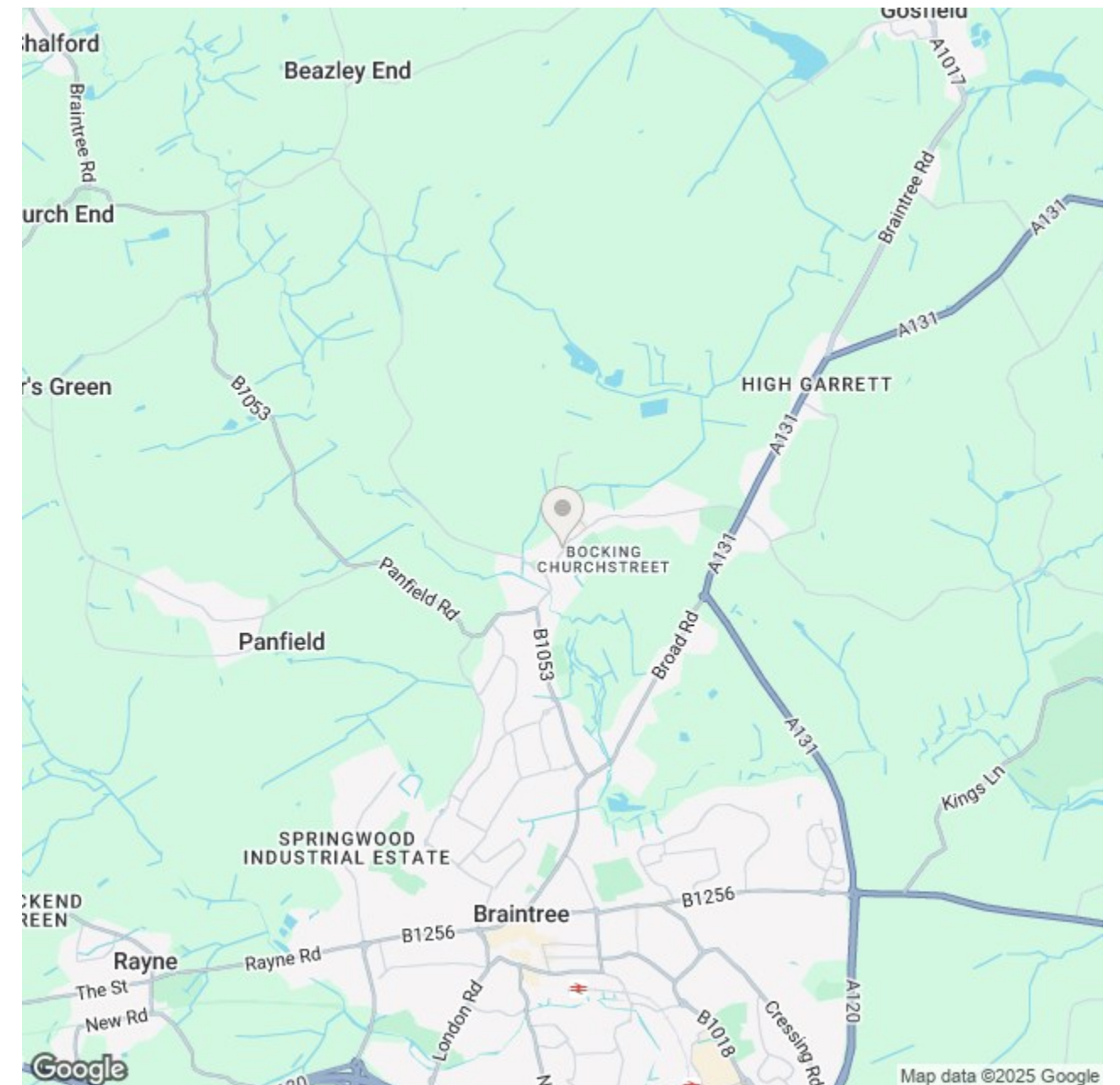
CHURCH STREET, BRAINTREE

OFFERS OVER £270,000



CHURCH STREET BRAINTREE

Daniel Brewer are pleased to market this charming two double bedroom end-terrace cottage located in the desirable village 'Bocking;' In brief the accommodation on the ground floor comprises:- living room, dining room, kitchen and a shower room. On the first floor there are two double bedrooms and a bathroom. Externally the property boasts a secluded rear garden and driveway parking for two vehicles.





- Two Double Bedroom Cottage
- En-Terrace
- Living Room
- Dining Room
- Kitchen
- Bathroom & Ground Floor Shower Room
- Secluded Rear Garden
- Driveway Parking For Two Vehicles
- Desirable Village Location
- Close To Mainline Station & Local Amenities

Living Room

12'3" x 10'2" (3.743 x 3.111)
Entered via front door, Bay window to front aspect, cast iron fire, radiator, ceiling mounted light fitting, opening leading to:-

Inner Hallway

Stairs rising to first floor landing, door leading to:-

Dining Room

10'2" x 12'2" (3.117 x 3.718)
Window to side aspect, window to rear aspect, door to storage cupboard, radiator, ceiling mounted light fitting, opening leading to:-

Kitchen

9'8" x 7'5" (2.948 x 2.276)
Window to side aspect, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink and drainer unit with mixer tap, induction hob with extractor fan over, integrated oven & grill, integrated dishwasher, space for fridge/freezer, space for washing machine, various inset spotlights.

Inner Hallway

Glazed door to side aspect leading to rear garden, door leading to:-

Shower Room

6'4" x 6'0" (1.937 x 1.835)
Opaque window to rear aspect, fitted with a tiled shower cubicle with glass enclosure, low level W.C, wash hand basin with mixer tap, wall mounted heated towel rail, tiled walls, extractor fan, shaver point, various inset spotlights.

First Floor Landing

Various inset spotlights, doors leading to:-

Bedroom One

10'3" x 12'2" (3.126 x 3.725)
Two windows to front aspect, radiator, door to storage cupboard, radiator, various inset spotlights.

Bedroom Two

10'3" x 12'2" (3.133 x 3.728)
Window to rear aspect, radiator, ceiling mounted light fitting, door leading to:-





Bathroom

9'7" x 7'5" (2.923 x 2.285)
 Opaque window to rear aspect, fitted with a panel enclosed bath, wash hand basin with pedestal, low level W.C, various inset spotlights, shaver point, extractor fan.

Rear Garden

The rear garden has been well landscaped and is made up of a generous patio area perfect for entertaining with the remainder laid to lawn. There is a footpath leading to the foot of the garden where you will find two timer sheds and a gate granting access to the driveway. There is an array of sleeper enclosed flower beds and fish pond.

Driveway Parking

The driveway is round the back of the property and suitable for two vehicles.

Location

Bocking is a charming, semi-rural village in the Braintree district of Essex. With a blend of historical appeal and modern amenities, it offers a picturesque setting along the River Blackwater, surrounded by countryside while still being close to the town of Braintree. Known for its

historic architecture, including quaint cottages, period houses, and traditional farm buildings, Bocking has a characterful village centre with local shops, and public houses.

The village is home to the impressive Bocking Mill, a preserved 18th-century watermill that reflects the area's rich history. St. Mary's Church, a prominent Grade I listed building, also adds to the historical charm, serving as a focal point for the community and showcasing stunning medieval architecture. Nearby, you'll find scenic walking trails and green spaces, making it ideal for those who enjoy the outdoors.

Families are drawn to Bocking for its strong sense of community, local primary schools, and its proximity to secondary schools and colleges in Braintree. Bocking also benefits from good transport links, with easy access to the A120 and A131, connecting residents to nearby Chelmsford, Colchester, and Stansted Airport. Braintree offers a mainline railway station with services to London Liverpool Street, making it a suitable choice for commuters seeking a peaceful, village lifestyle.

