



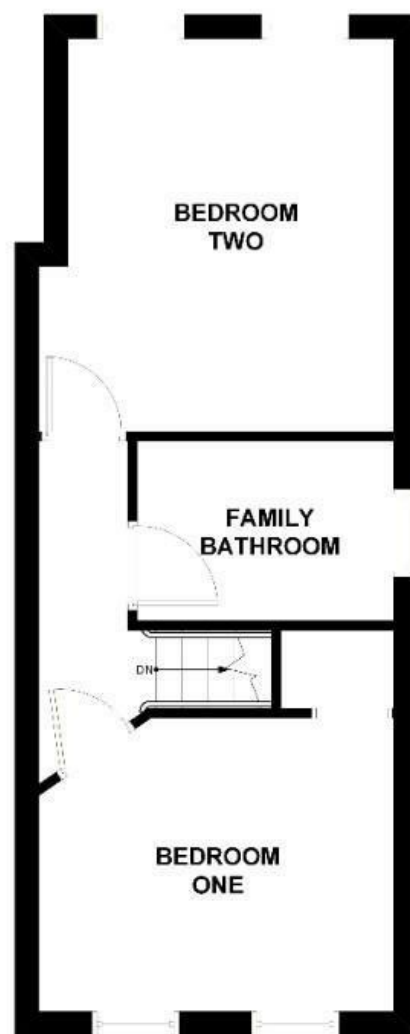
GROUND FLOOR

TOTAL APPROX. FLOOR
AREA: 1100 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



FIRST FLOOR

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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BUCKWOODS ROAD, BRAINTREE, ESSEX, CM7 1DZ

OFFERS OVER £350,000



BUCKWOODS ROAD BRAINTREE ESSEX CM7 1DZ

Nestled on the charming Buckwoods Road in Braintree, this delightful end-terrace house offers a perfect blend of comfort and convenience. Ideally located within walking distance of the town centre & the local railway station. Spanning an impressive 1,100 square feet, the property boasts a well-lit living area with bi-folding doors perfect for entertaining guests & an entrance hall with multiple storage cupboards.

With two/three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The bathroom & cloakroom provide ample facilities for busy mornings, ensuring that everyone can start their day with ease.

The property also features parking for up to three vehicles, a valuable asset in today's busy world. Leading on from the driveway is an enclosed modern rear garden, with a well-presented entertaining patio area and a timber outbuilding.

This residence is not just a house; it is a place where memories can be made. With its inviting layout and practical amenities, it is an excellent opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely property your new home.





Additional Information

Gas boiler replaced ~18months ago, fibre to the premises internet facilitating working from home.

Village Summary

Braintree is a popular and well-connected market town offering a wide range of amenities including a bustling High Street with shops, restaurants and public houses, along with the highly regarded Braintree Village shopping outlet. The town benefits from excellent transport links via the A120 and A131, as well as direct rail services to London Liverpool Street via Witham. Braintree offers a variety of primary and secondary schools, leisure facilities, and parks, along with access to the Flitch Way providing scenic walks and cycling routes. Rich in history, the town retains links to its textile heritage, with attractions such as the Braintree Museum and Warner Textile Archive.

- **Semi-Detached Two/Three Bedroom Home**
- **Great Connections To Braintree Station**
- **Open Plan Living/Kitchen**
- **Utility Room & Cloakroom**
- **Bedroom Three/Study**
- **Family Bathroom**
- **1100 Square Feet Of Accommodation**
- **Multi-Level Rear Garden**
- **Walking Distance To Town**
- **Driveway Parking For Three Vehicles**

Entrance Hall

11'9" x 7'6" (3.6m x 2.3m)
Entrance via UPVC door to side aspect, frosted double glazed UPVC window to side aspect, stairs to first floor landing, access to storage cupboards, vertically aligned wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, various power points.. Opening to: Kitchen, Door to Cloakroom, Study/Bedroom Three.

Cloakroom

Low level WC, vanity wash hand basin with mixer tap, shelving unit, wall mounted radiator, tiled floors, inset spotlight.

Study/Bedroom Three.

11'9" x 9'10" (3.6m x 3.0m)
Double glazed UPVC window to front aspect, integrated shelving, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points.

Kitchen/Breakfast Area

11'1" x 10'5" (3.4m x 3.2m)
Various base and eye level units with laminate & resin worksurfaces over, four ring induction hob with extractor fan over, integrated fan oven, integrated dishwasher, one and a half unit stainless steel sink with mixer tap filter, space for American style fridge freezer, shelving unit, underfloor heating, laminate flooring, inset spotlights, various power points. Door to: Utility Room, Opening to: Living/Dining Room.

Living/Dining Room

15'5" x 14'9" (4.7m x 4.5m)
Bi-folding aluminium doors to rear aspect, roof lantern, breakfast bar seating for four people, space for dining table, underfloor heating, laminate flooring, inset spotlights, various power points.

Utility Room

10'2" x 5'2" (3.1m x 1.6m)
UPVC door to side aspect, vinyl flooring, worksurface with eye level units, space for separate washing machine & tumble drier, access to boiler, wall mounted radiator, ceiling mounted light fixture, various power points.





First Floor Landing
8'2" x 2'7" (2.5m x 0.8m)
Access to loft, access to utility board and fuse box, access to multi-zone heating control, carpeted flooring, ceiling mounted light fixture. Doors to: Family Bathroom, Bedrooms.

Family Bathroom
Double glazed frosted UPVC window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, tile enclosed shower with accordion glass door, wall mounted heated towel rail, underfloor heating, tiled flooring, tiled walls, inset spotlights, extractor fan.

Bedroom One
11'9" x 10'5" (3.6m x 3.2m)
Double glazed UPVC windows to front aspect, wall mounted radiator, wall mounted electric radiator, storage cupboard/dressing room, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two
13'1" x 11'9" (4.0m x 3.6m)
Double glazed UPVC window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Driveway Parking
Driveway parking for up to three vehicles.

Gardens
To the front of the property is a concrete driveway & stone shingle front garden, leading on from the driveway is a pedestrian timber door providing access to the rear garden. Multi-level rear garden with a large stone paved patio area enclosed by timber sleeper flowerbeds , stone paved stairs leading to a laid to lawn area with a timber storage shed at the end of the garden, all enclosed by timber panel fencing.

