



**College Road, Braintree, CM7 2NY**

**welcome to**

## **College Road, Braintree**

William H Brown are pleased to offer this spacious two-bedroom detached chalet bungalow, situated in a sought-after area and within easy walking distance of Braintree Town Centre and its excellent range of shops, amenities, transport links.



## Hallway

Large entrance hallway. Radiator. Stairs to first floor. Laminate flooring, Doors leading to:-

## Kitchen / Diner

17' 5" max x 12' 6" max ( 5.31m max x 3.81m max )

Dual aspect double glazed windows. Door to rear garden. Range of matching base and eye level units with work surface over incorporating sink drainer with hot and cold taps. Integrated oven with four ring gas hob and overhead extractor fan. Radiator.

## Utility Room

5' 11" x 5' 11" ( 1.80m x 1.80m )

Range of matching base and eye level units. Integrated washing machine. Door leading to:

## Ground Floor Cloakroom

Obscure double glazed window. Low level WC. Pedestal hand wash basin. extractor fan.

## Wet Room

10' 6" x 8' 2" ( 3.20m x 2.49m )

Obscure double glazed window. Pedestal hand wash basin. Shower enclosure. Radiator.

## Lounge

13' 1" + bay x 10' 6" ( 3.99m + bay x 3.20m )

Double glazed window, Radiator. Carpets.

## Bedroom One

14' 1" into bay x 12' 10" ( 4.29m into bay x 3.91m )

Double glazed box bay window. Radiator. Carpets.

## First Floor Landing

Doors leading to:-

## Bedroom Two

14' 5" x 12' 6" ( 4.39m x 3.81m )

Double glazed skyline windows. Radiator. Carpets.

## Bathroom

5' 11" x 9' 6" ( 1.80m x 2.90m )

Double glazed skyline windows. Side panel bath hot and cold mixer tap with overhead shower. Low level WC. Hand wash basin. Heated towel rails. Laminate flooring. Part tiled walls.

## Garden

Large enclosed rear garden commencing with patio seating area and remainder laid to lawn. An array of tree and shrub borders. Side access gate.

## Parking

Permit parking.



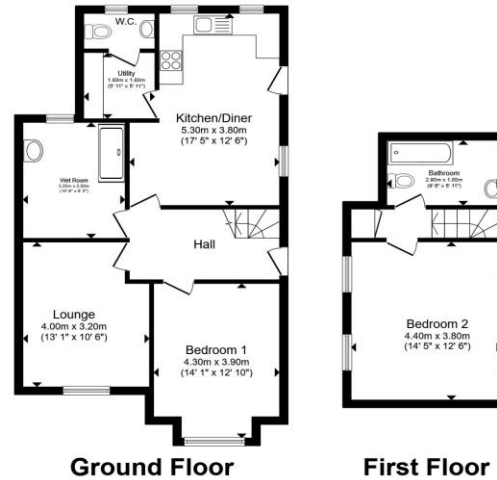
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## welcome to College Road, Braintree

- Two Double Bedrooms
- Detached
- Bathroom, Wet Room & Ground Floor WC
- Walking Distance to Braintree Town
- Double Glazing

Tenure: Freehold EPC Rating: D  
Council Tax Band: B



# £350,000

Total floor area 91.5 m<sup>2</sup> (985 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BTR110451 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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