



23 THE AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £575,000

4 Bedrooms | 1 Bathrooms | 4 Receptions

**** ONE OF A KIND **** Situated within one of the most highly regarded streets within the town centre area of Braintree, this enviable property of the Victorian era boasts an array of Victorian architecture, offering typical tall ceilings giving a wonderful sense of space, combining character with modern finishings in order to create a hugely attractive and spacious family home. Located upon The Avenue, within walking distance of town centre amenities and just minutes from Braintree Station, convenience is right at the heart of this **STUNNING** period home. Internally the property commences with a generous entrance hall, which leads to **THREE** reception rooms and the Kitchen area located at the rear of the property, as well as steps down to the basement area, which has been fully converted to create a modern family room. To the first floor are four well appointed bedrooms together with the modern family bathroom, whilst externally the property offers generous frontage with great off street parking, and a great sized un-overlooked rear garden. Properties of this kind are so rarely available in today's market, and an internal inspection is simply a must in order to truly appreciate the outstanding accommodation on offer.

GUIDE £575,000 - £600,000



GROUND FLOOR

Entrance Hall

Tiled flooring, radiator, stairs to first floor, doors to;

Living Room 15’6” x 13’9” (4.74 x 4.21)

Carpet flooring, bay window to front, traditional cast iron open fireplace, radiator

Dining Room 14’11” x 13’2” (4.57 x 4.03)

Carpet flooring, bay window to side aspect, french doors opening to rear patio, feature fireplace and alcove unit

Breakfast Room 13’1” x 9’3” (4.01 x 2.82)

Engineered wood flooring, double glazed window and door to side aspect, bespoke alcove unit, door to;

Kitchen 10’10” x 10’0” (3.31 x 3.05)

Tiled flooring, traditional oak kitchen unit with wall and base level units with inset butler style sink, space for range style oven and extractor over, space for fridge-freezer, washing machine, solid oak work surfaces, window to rear aspect.

BASEMENT

Family Room 18’2” x 12’2” (5.54 x 3.72)

Tiled flooring, radiator, smooth ceiling with inset downlighting

Cloakroom

Tiled flooring, WC, hand wash basin inset to vanity unit, radiator

FIRST FLOOR

Landing

Doors to;

Master Bedroom 15’3” x 13’0” (4.67 x 3.97)

Carpet flooring, radiator, bay window to front aspect, traditional feature cast iron fireplace

Bedroom Two 13’0” x 12’10” (3.97 x 3.93)

Carpet flooring, feature fireplace, radiator, window to side & rear aspect

Bedroom Three 11’5” x 9’8” (3.50 x 2.97)

Carpet flooring, radiator, window to side and rear aspect, fitted wardrobe

Bedroom Four/Study 9’3” x 5’4” (2.84 x 1.63)

Carpet flooring, radiator, window to rear aspect

Bathroom

Walk in shower enclosure, WC, hand wash basin insert to vanity unit, radiator, obscure window to side aspect

EXTERIOR

Garden

Large sandstone patio area, opening to garden laid to lawn with established borders

Front

Path to front entrance, block paved patio area, mature hedgerow borders

Area Map

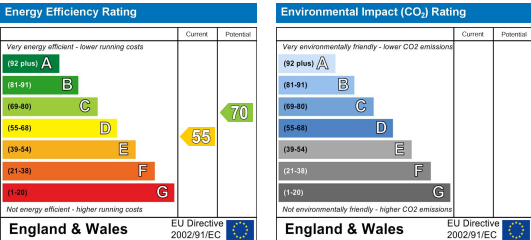


Floor Plans



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Energy Efficiency Graph



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Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

