



Coggeshall Road, Braintree, CM7 9EH

Asking Price Of £550,000

- A rare opportunity to acquire this imposing double fronted detached home set on an extremely large plot plenty of further scope to develop and extend. This charming family home was built in 1972 and has been proudly owned by the same family throughout this time.
- The property itself is approached via a private driveway and once inside offers a versatile living area comprising a double reception, office/study, dining room, a further reception, the kitchen and a spacious utility room.
- There is a guest WC and plenty of understairs storage,
- Upstairs there are four double bedrooms off a galleried landing and two bathrooms, one of which is ensuite.
- The beautiful grounds to the rear incorporate a main area of lawn with a patio and additionally there is secluded 'secret garden' with a large outbuilding suitable for an office, playroom etc.
- We offer this property within upper chain.



Property Description

Private drive way leading onto main driveway approximately 100ft with space for approximately 10 cars. Shrub borders. Gated access to rear garden. Side access to house. Roman column. Quarry tiled steps. Hardwood front door.

DETACHED DOUBLE GARAGE 15' 4" x 16' 8" (4.67m x 5.08m) Roller shutter double doors. Concrete floor. Electricity, light and power. Pedestrian access to rear.

HALLWAY Double panelled radiator. Under stairs storage. Large cloak cupboard.

RECEPTION 1 20' 4" x 13' 3" (6.2m x 4.04m) Triple aspect room. 2 x double panelled radiators. Triple aspect double glazed patio door onto rear garden. Wood burning fire place with hearth and original character. Double glazed windows to front. 2 x double glazed windows to side. Double patio doors.

RECEPTION 2 10' 8" x 9' 3" (3.25m x 2.82m) Double glazed window over looking garden. Double panelled radiator. Arch to dining room.

DINING ROOM 14ft' x 10' 7" (4.27m x 3.23m) Double glazed patio door to rear. Double glazed window to side. Archway to semi open plan kitchen

KITCHEN 11' 10" x 10' (3.61m x 3.05m) Tiled coated work surface. Pine fronted wall and base units. Single drain stainless steel sink unit with Swan mixer tap. Double glazed window to side. Electric 1.5 oven Inset electric hob. Tiled surround. Plumbing for dishwasher. Space for fridge freezer. Inset spot lights. Door to Utility Room.

UTILITY ROOM 11' 7" x 5' 3" (3.53m x 1.6m) Work surface and wall units. Double glazed door to rear. Plumbing for washing machine. Vent for dryer. ??? Door to front ??? Floor





10ft' x 6' 8" (3.05m x 2.03m) Double glazed window to front
Single radiator

GUEST W/C Laminate floor. Tiled walls. Low flush w/c. Pedestal wash hand basin

1ST FLOOR LANDING Large galleried landing. Airing cupboard with cylinder and emersion with hanging space.

MASTER BEDROOM 13' 1" x 15' (3.99m x 4.57m) Range of built in wardrobes. Large double glazed window to rear. Single radiator.

ENSUITE 7' 8" x 5' 8" (2.34m x 1.73m) Large corner bath with jacuzzi. Folding glass shower screen. Pedestal wash hand basin. Low flush w/c. Towel rail. Tiled walls. Double glazed window to rear

BEDROOM 2 11' 2" x 8' 1" (3.4m x 2.46m) Built in wardrobes. Double glazed window to front. Double panelled radiator.

BEDROOM 3 13' 2" x 7' 8" (4.01m x 2.34m) Built in wardrobes. Double glazed window to front. Single radiator

BEDROOM 4 11' 5" x 10' (3.48m x 3.05m) Double glazed window to rear. Single radiator

SHOWER ROOM Self enclosed shower cubicle with independent controlled power shower. Low flush w/c. Pedestal wash hand basin. Laminate floor.

REAR GARDEN Approximately 100 x 60ft

Laid to lawn with entrance to secret garden approximately 47ft x 35ft housing 2 x large workshops. Crazy paving patio. Side access. Secluded with mature trees and shrubs





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