

Ornamental pond and rockery. There is an outside W.C. with wash hand basin and outside boiler room housing the gas boiler for central heating and domestic hot water.

A high degree of mature trees and hedging give screening to the sides and leading round to the rear of the garden, where there is a large garden shed, and further lawned area with summerhouse. Again there is an abundance of mature trees including Pine, and Willow Tree.

**SERVICES:**

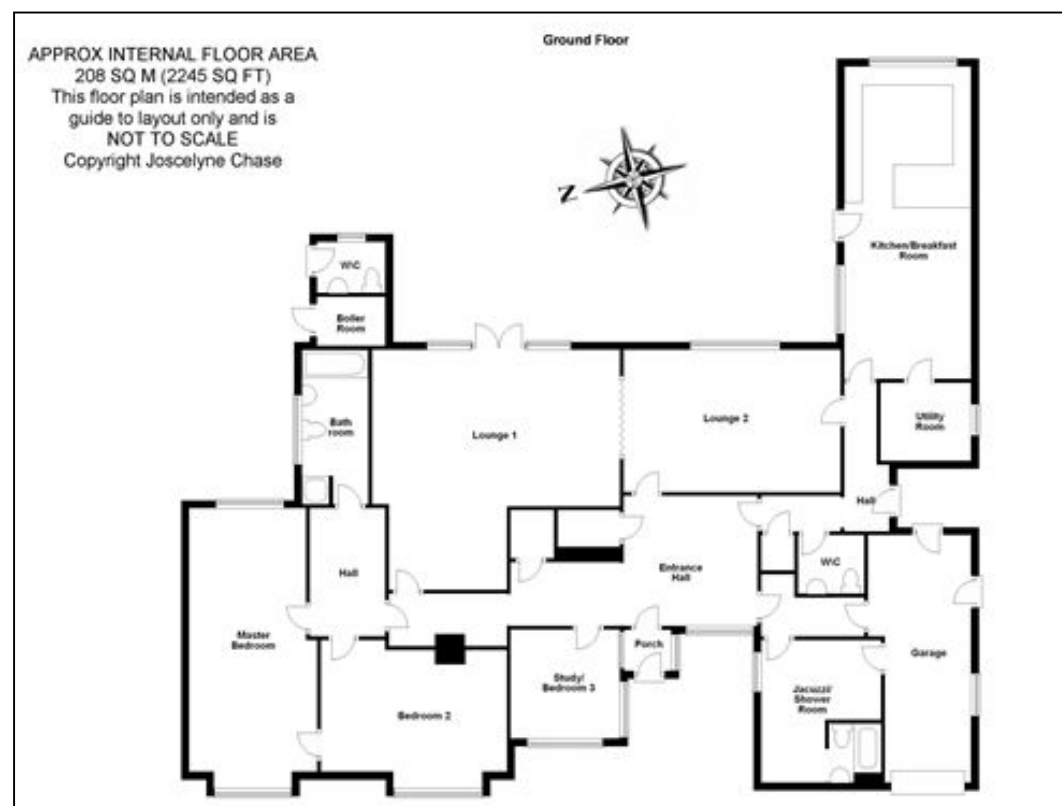
ALL MAIN SERVICES ARE CONNECTED TO THE PROPERTY.

**Note:** We have not tested any of the services.

**VIEWING:** By appointment with the agents JOSCELYNE CHASE TEL:

(01376) 322222.

290908



# FOR SALE

## O.I.R.O £550,000 Freehold

For further information or to arrange a viewing please call 01376 322222

## 167 LONDON ROAD, BRAINTREE, ESSEX, CM77 8PT

AN OPPORTUNITY TO PURCHASE THIS LARGER THAN AVERAGE DETACHED BUNGALOW, SITUATED ON THE FAVOURED SOUTHERN SIDE OF TOWN, OFFERING FLEXIBLE ACCOMMODATION AND SITUATED ON A GOOD SIZED PLOT OF APPROXIMATELY HALF-AN-ACRE (STS).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-106) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



THESE PARTICULARS ARE PRESUMED TO BE CORRECT BUT JOSCELYNE CHASE DO NOT GUARANTEE THEIR ACCURACY

TO ARRANGE A VIEWING PLEASE CALL 01376 322222



- 2/3 Bedrooms
- Study/Bedroom 3
- 2 Sitting Rooms
- Kitchen/Breakfast Room
- Family Bathroom
- Cloakroom
- Utility Room
- Jacuzzi/Shower Room
- Detached Double Garage
- Half-An-Acre

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AN OPPORTUNITY TO PURCHASE THIS LARGER THAN AVERAGE DETACHED BUNGALOW, SITUATED ON THE FAVOURED SOUTHERN SIDE OF BRAINTREE, OFFERING FLEXIBLE LIVING ACCOMMODATION, AND SITUATED ON A GOOD SIZED PLOT OF APPROXIMATELY HALF-AN-ACRE (STS).

### O.I.R.O. £550,000 Freehold

167 London Road, Braintree is a good sized detached family property, situated on the favoured southern side of Braintree is this large detached bungalow offering flexible accommodation, on a plot of approximately half-an-acre (S.T.S.). The property offers good sized accommodation having approximately gross external floor area of 2500 sq. ft. and offers development potential (subject to the necessary planning consent). The property is as mentioned ideally located on the southern side of town within reach of the Braintree by-pass with access to the A120 and Stansted Airport and the M11, in the opposite direction is the Freeport Designer Shopping Village, and to Braintree town centre for its comprehensive facilities including railway station with service through to London (Liverpool Street).

Accommodation with approximate room sizes is as follows:-

Double-glazed door leads through to –

**ENTRANCE PORCH** with further door through to –

**ENTRANCE HALL** with radiator. Panelling to part walls. Airing cupboard.

Built in cupboard. Access to loft space, which is of good size with potential again to construct two bedrooms and en-suite facilities (again subject to the necessary planning consent). Doors to –

**CLOAKROOM** with low level W.C. Pedestal wash hand basin. Half tiled walls. Radiator.

**JACUZZI/SHOWER ROOM** fully tiled with down lighters. Low level W.C. Wash hand basin. Shower cubicle. 4-ft 6ins. deep Jacuzzi pool bath.

**KITCHEN/BREAKFAST ROOM** 25' 11" x 10' 9" (7900 x 3200). Double-glazed windows to rear and side and half-glazed, double-glazed door to side.

The kitchen area is fitted with medium Oak units comprising a range of wall mounted units and roll top work surfaces and matching drawer and base units. Inset hob with extractor hood above. Built in double oven. Inset sink and integrated fridge and integrated pantry cupboard. Splash backs to work surfaces. The breakfast area has radiator. Power points and door through to **UTILITY ROOM** 7' 8" x 6' 4" (2300 x 1900). Fully tiled with provision for automatic washing machine. Dishwasher and tumble dryer.

**LOUNGE 2** 18' 4" x 11' 10" (5500 x 3600). Double-glazed window to rear. 2 radiators. Wall light points. Folding doors lead through to –

**LOUNGE 1** 20' 10" x 12' 10" plus 9' 10" x 7' 3" (6300 x 3900 plus 3000 x 2200). Double-glazed windows and French doors onto rear garden. 3 radiators. Wall light points.

**STUDY/BEDROOM 3** 9' x 8' 10" (2700 x 2600). 2 secondary double-glazed windows to front. Radiator.

**MASTER BEDROOM** 22' 5" plus bay x 11' 11" (6800 x 3600). Double-glazed bay window to front and double-glazed window to rear. 2 radiators.

**BEDROOM 2** 15' 10" x 12' 5" (4800 x 3700). Double-glazed window to front. Radiator.

**FAMILY BATHROOM** half tiled walls. Suite comprising shower cubicle with low level W.C., pedestal wash hand basin. Panel enclosed bath. Double-glazed frosted window to rear. Radiator.

Door off inner hall by kitchen leads through to –

**PREVIOUS GARAGE** which, is presently used as storage, but gives access via steps to the boarded loft.

#### OUTSIDE:

As previously mentioned the property occupies approximately half-an-acre plot (subject to survey) and is approached via a 5 bar gate behind a brick wall leading to extensive parking area to the front via brick block pavior, leading to the DETACHED GARAGE with 2 up-and-over doors, power and light connected. Access via both sides of the property leads round to the rear garden where there is extensive patio across the rear of the property with covered sitting area and loggia off the rear of the kitchen. Outside tap and lighting. Ornamental well. The garden is extensively laid to lawn with well maintained flower and shrub borders. Further sitting area under pergola.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CALL 01376 322222