

# PESTELL & Co

ESTABLISHED 1991



RAYNE ROAD, BRAINTREE

GUIDE PRICE – £349,000

- 3/4 BEDROOM END TERRACE HOUSE
- LIVING ROOM WITH FEATURE FIREPLACE
- DINING ROOM & HOME OFFICE
- KITCHEN
- MORNING ROOM WITH FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR SHOWER ROOM
- BUILT-IN DOUBLE WARDROBES TO BEDROOMS 1 & 2
- THREE PIECE FAMILY BATHROOM
- 1 ALLOCATED PERMIT PARKING SPACE
- 100FT SOUTH-FACING REAR GARDEN



We are pleased to offer the chance to purchase this 3/4 bedroom end terrace property which boasts a living room with feature fireplace, dining room, kitchen, morning room with French doors to rear garden, home office, downstairs WC and shower room, built-in double wardrobe to bedrooms 1 & 2, attic room/bedroom 4 and a three piece family bathroom. Externally, there is allocated permit parking for 1 vehicle and a south-facing rear garden which is approximately 100ft in length, laid primarily to low maintenance of entertaining patio and shingle. Viewing is highly advised.







With oak panelled and glazed door with obscure sidelights opening into:

### **Entrance Hall**

With stairs rising to first floor landing, wall mounted radiator, ceiling lighting, power points, understairs storage cupboard and doors to rooms.

### **Living Room 12'3" x 11'9"**

With feature bay window to front, feature fireplace, wall mounted radiator, ceiling lighting, ornate cornice, Tv and power points, fitted carpet.

### **Home Office 9'11" x 7'0"**

With ceiling lighting, window to rear, solid oak flooring, power points, door to kitchen.

### **Dining Room 13'3" x 10'0"**

With ceiling lighting, wall mounted radiator, feature fireplace, power points, fitted carpet, door through to:

### **Kitchen**

Comprising eye and base level cupboards and drawers with stone effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, window overlooking the rear garden, 5-ring stainless steel gas hob with oven under and stainless steel extractor fan above, recess power and plumbing for both washing machine and fridge, tiled flooring, inset ceiling downlighting, door to:

### **Inner Lobby**

With lighting, tiled flooring and doors to:

### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, window to rear, ceiling lighting, wall mounted radiator, tiled flooring.

### **Ground Floor Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, inset ceiling downlighting and tiled flooring.

### **Morning Room 12'2" x 7'0"**

With door to front, French doors and sidelights leading out to the rear entertaining terrace and garden beyond, ceiling lighting, power points.

### **First Floor Landing**

With stairs rising to second floor, ceiling lighting and doors to rooms.

### **Bedroom 1 – 12'3" x 10'9"**

With window to front, built-in double wardrobe, further storage cupboard, ornate display fireplace, ceiling lighting, wall mounted radiator, Tv and power points, fitted carpet.

### **Bedroom 2 – 13'3" x 8'8"**

With window to rear, built-in double wardrobe, ceiling lighting, further storage cupboard, wall mounted radiator, TV and power points, fitted carpet.

### **Bedroom 3 – 10'0" x 7'0"**

With window to rear, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, obscure window to front, inset ceiling downlighting, wall mounted radiator, wood effect laminate flooring.

### **Second Floor Landing**

With ceiling lighting and door to:

### **Attic Room/Bedroom 4 – 11'6" x 8'7"**

With Velux windows to rear, inset ceiling downlighting, eaves storage, power points, door to:

### **WC**

Comprising a close coupled WC, worksurface mounted wash hand basin with twin taps and tiled splashback, power point, inset ceiling downlighting, wood effect laminate flooring.



# OUTSIDE

## The Front

The front of the property is approached via a hedged perimeter with picket gate opening into front garden, which enjoys brick pathway to front door and shingle. There is 1 allocated permit parking space in the nearby St Michael Mews carpark.

## Rear Garden

Approximately 100ft in length and is laid primarily to low maintenance of entertaining patio and shingle with mature shrub and herbaceous flower beds, mature fern tree and timber outbuildings, outside lighting and water point can also be found.





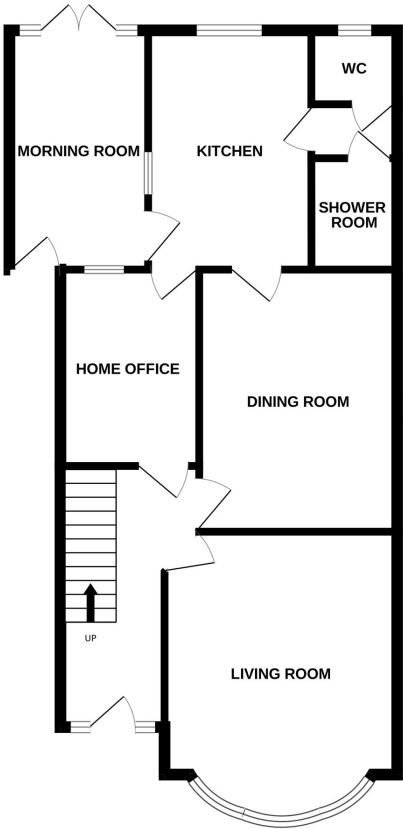
# DETAILS

EPC

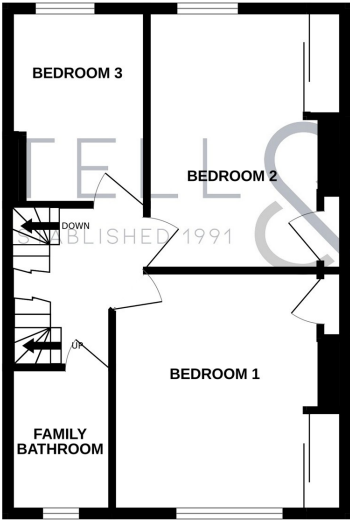
TO FOLLOW

## FLOOR PLAN

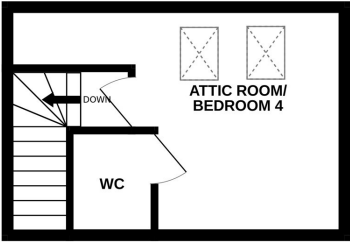
GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Rayne Road** is within a short drive of Braintree town that offers access to local shops, restaurant's and all of your day to day needs. The A120 close by gives quick and easy access to M11 and Bishop's Stortford beyond, which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

175 Rayne Road, Rayne, Braintree, Essex, CM7  
2QE

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage and  
water

## LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking  
End, Braintree CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 03/07/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?