



**Connells**

Park View High Street  
Wethersfield Braintree



# Park View High Street Wethersfield Braintree CM7 4BZ

for sale guide price  
**£325,000**



## Property Description

**\*\*Guide Price £325,000-£350,000\*\***

This three bedroom semi-detached bungalow boasts an elevated position in the quaint village location of 'Wethersfield' and is the perfect choice for those seeking a blend of rustic charm and modern convenience.

The generous downstairs area flows effortlessly, as you enter the house through the entrance hall, you are greeted with a warm and inviting atmosphere. The living room is the heart of the home, offering ample space for relaxation and quality time with loved ones. The home benefits from a modern kitchen, ground floor bathroom and an abundant storage room which offers endless possibilities for transformation.

The first floor offers three bedrooms with the master bedroom benefiting from an en-suite shower room.

Not only does it offer a comfortable living space, but also provides a practical aspect with a garage and parking, ensuring ample space for vehicles and storage.

The property is within walking distance to 'Wethersfield C of E Primary School' and 'Brook View School' making it a great choice for families with children. Local amenities including a post office, village hall, park and more.

Additionally Braintree Town Centre is a short

distance away which has mainline rail links to London Liverpool Street.

## Entrance Porch

Access to storage room, door to the rear aspect.

## Storage Room

17' 6" x 8' 3" ( 5.33m x 2.51m )

In need of full refurbishment, window to the rear aspect.

## Entrance Hall

Stairs leading to the first floor, radiator.

## Living Room

17' 8" x 13' 4" max ( 5.38m x 4.06m max )

Double glazed window to the front aspect, open fireplace

## Kitchen

14' 2" x 9' 7" ( 4.32m x 2.92m )

Inset sink unit one and a half bowl with mixer taps with cupboard under, work surfaces to the side with a matching range of wall mounted units with further drawers and cupboard up and under, built in double oven, hob and extractor fan, integrated dishwasher, space for fridge-freezer and further appliances, double glazed window and door to the rear aspect.

## Ground Floor Bathroom

Low level WC, vanity hand wash basin with cupboard under, corner bath unit, two radiators.

## First Floor Landing

Storage cupboard

## Bedroom One

13' 5" max x 11' 3" ( 4.09m max x 3.43m )

Double glazed window to front aspect, radiator.

## En-Suite

Low level WC, pedestal hand wash basin, walk in shower cubicle, double glazed window to the side aspect, heated towel rail.

## Bedroom Two

12' 9" max x 9' max ( 3.89m max x 2.74m max )

Double glazed window to the side aspect, radiator.

## Bedroom Three

8' 4" max x 6' 8" max ( 2.54m max x 2.03m max )

Double glazed window to the front aspect, built in mirror fronted wardrobes, radiator.

## Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn.

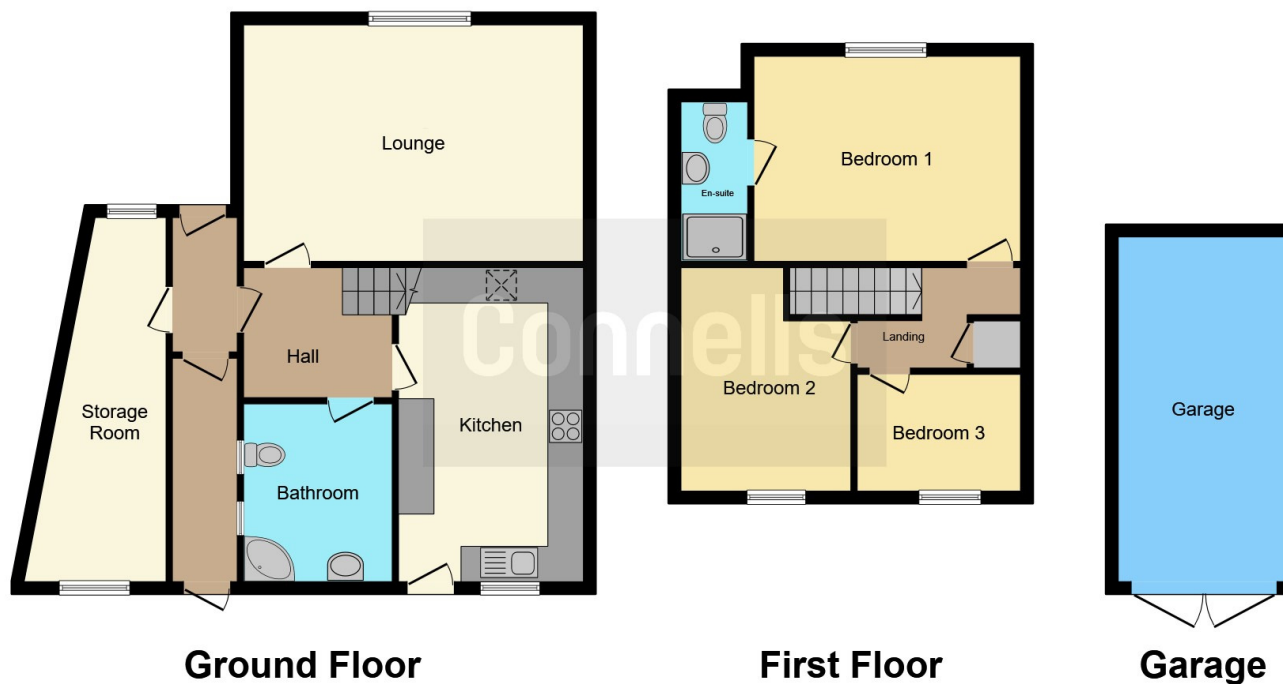












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: BRT308330 - 0003