



Disclaimer

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and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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SAFFRON GARDENS, WETHERSFIELD, BRAINTREE  
OFFERS OVER £385,000



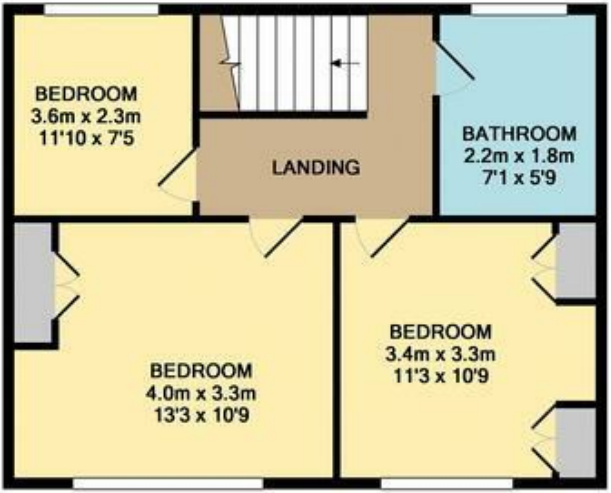


SAFFRON GARDENS  
WETHERSFIELD  
BRAINTREE

Daniel Brewer are pleased to market this three bedroom semi-detached family home located on a desirable road in the sought after village 'Wethersfield'. In brief the accommodation on the ground floor comprises:- entrance hall, lounge/dining room, separate dining room, kitchen and a utility room. On the first floor there are three bedrooms and a family bathroom. Externally there is driveway parking for various vehicles and a secluded rear garden. \*\*\*POTENTIAL TO EXTEND 'STP'\*\*\*



GROUND FLOOR  
APPROX. FLOOR  
AREA 65.8 SQ.M.  
(709 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 48.0 SQ.M.  
(516 SQ.FT.)

TOTAL APPROX. FLOOR AREA 113.8 SQ.M. (1225 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Entrance Hall**  
 13'11" x 7'1" (4.256 x 2.168)  
 Window to rear aspect, stairs rising to first floor landing, under stairs storage cupboard, ceiling mounted light fitting, radiator, door leading to:-

**Lounge/Dining Room**  
 13'5" x 24'11" (4.1 x 7.6)  
 Bay window to front aspect, window to front aspect, two ceiling mounted light fittings, radiator, door leading to:-

**Dining Room**  
 11'1" x 7'2" (3.4 x 2.2)  
 Window to rear aspect, ceiling mounted light fitting, various power points, radiator, opening leading to:-

**Inner Lobby**  
 Partly glazed door to side aspect leading to rear garden, space for fridge/freezer, opening leading to:-

**Kitchen**  
 18'8" x 6'2" (5.7 x 1.9)  
 Two windows to side aspect, fitted with a range of base level units with working surface over, inset sink and drainer unit with mixer tap, integrated oven, opening leading to:-

**Utility Room**  
 6'2" x 5'10" (1.9 x 1.8)  
 Window to rear aspect, fitted with a range of eye and base level units with working surface over, space for washing machine, space for dishwasher, space for tumble dryer, space for fridge/freezer.



- Three Bedroom Semi-Detached Family Home
- Kitchen/Dining Room
- Separate Dining Room
- Utility Room
- Family Bathroom
- Ample Driveway Parking
- Secluded Rear Garden
- Desirable Village
- \*\*\*POTENTIAL TO EXTEND 'STP'\*\*\*







### Bedroom One

13'1" x 10'9" (4.0 x 3.3)

Window to front aspect, ceiling mounted light fitting, radiator, various power points, range of fitted wardrobe, built in storage cupboard.

### Bedroom Two

11'1" x 10'9" (3.4 x 3.3)

Window to front aspect, ceiling mounted light fitting, radiator, various power points, built in wardrobe, airing cupboard.

### Bedroom Three

Window to rear aspect, ceiling mounted light fitting, radiator, various power points, built in wardrobe.

### Family Bathroom

7'2" x 5'10" (2.2 x 1.8)

Opaque window to rear aspect, fitted with a panel enclosed bath with wall mounted shower attachment, wash hand basin with vanity unit, low level W.C

### Garden

The rear garden is a great size and is made up of mainly lawn with a decked area at the foot of the garden. There is a variety of mature trees, shrub borders and flower beds.

### Driveway Parking

Suitable for various vehicles.

