



**Rose Hill, Braintree CM7 3QW**

**welcome to**

**Rose Hill, Braintree**

GUIDE PRICE £350,000-£375,000 William H Brown are pleased to offer for sale this well-presented three bedroom unique house offering spacious accommodation and is conveniently situated within walking distance to Braintree Railway Station



## **Entrance**

### **Lounge**

13' 1" x 19' 1" ( 3.99m x 5.82m )

Double glazed window to front and side and rear aspect, feature fireplace with log burner, radiator.

### **Dining Room**

13' 1" x 10' 5" ( 3.99m x 3.17m )

Double glazed window to front aspect, radiator, door leading to

### **Kitchen**

8' 3" x 10' 5" ( 2.51m x 3.17m )

Double glazed window to rear aspect, door to rear garden & stairs to first floor, range of wall and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap, two integrated ovens one on top of each other and a gas hob, fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted boiler.

## **First Floor Landing**

### **Bedroom One**

10' 5" x 13' 1" ( 3.17m x 3.99m )

Double glazed window to front aspect, radiator, quadruple built in wardrobes.

### **Bedroom Two**

10' 5" x 13' 1" ( 3.17m x 3.99m )

Double glazed window to front aspect, radiator.

### **Bedroom Three**

8' 7" x 13' 1" ( 2.62m x 3.99m )

Double glazed window to rear aspect, radiator.

## **Bathroom**

Obscure double glazed window to rear aspect, side panel bath, vanity hand wash basin, low level WC, walk in shower cubicle, radiator.

## **External**

17' 4" x 11' 4" ( 5.28m x 3.45m )

Driveway leading to garage with power and lighting, front and rear gardens, patio area and then mainly laid to lawn with mature trees and shrub borders.

## **Outbuilding / Home Office**

14' x 8' 3" ( 4.27m x 2.51m )

Double glazed window to side and rear aspect, door to front, power and lighting connection, thermostatically controlled heater, range of base and eye level cupboard, cloakroom with wall mounted hand wash basin and low level WC.



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welcome to

## Rose Hill, Braintree

- Well Presented Three Bedroom Unique House
- Two Reception Rooms
- Situated Opposite the Flich Way
- Four Piece Bathroom Suite
- Outbuilding Currently being used as a Home Office with a Toilet

Tenure: Freehold EPC Rating: C

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108430 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**