



Rose Hill, Braintree, CM7 3QW



welcome to

Rose Hill, Braintree

GUIDE PRICE £340,000-£360,000 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

£340,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108430 - 0008

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william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk