



Lyons Hall Road, Braintree, CM7 9SG

welcome to

Lyons Hall Road, Braintree

** GUIDE PRICE £450,000 - £475,000 ** William H Brown are pleased to offer this two / three bedroom detached bungalow situated on a quiet sought after location with a large rear garden backing onto fields and within easy reach of the A131. The property has also been fully refurbished.



Entrance Hall

Storage cupboard, radiator, tiled flooring.

Lounge

13' x 10' 4" (3.96m x 3.15m)

Double glazed window to side aspect, radiator.

Kitchen

8' 9" x 7' 2" (2.67m x 2.18m)

Double glazed window to rear aspect, range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps, integrated four ring gas hob, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher

Utility Room

Double glazed window to rear aspect, integrated washing machine.

Bedroom One

10' 5" x 10' 9" (3.17m x 3.28m)

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

Bedroom Two / Dining Room

11' 2" + recess x 8' 7" + recess (3.40m + recess x 2.62m + recess)

Double glazed window to rear aspect, radiator, built in double wardrobes.

Bedroom Three

12' 3" x 6' 8" (3.73m x 2.03m)

Double glazed window to front aspect, radiator.

Bathroom

Obscure double glazed window to rear, P'shaped bath, vanity hand wash basin, low level WC, heated towel rail.

Rear Garden

Large rear garden commencing with patio area and then mainly laid to lawn, enclosed by panel fencing.

Parking

Large paved driveway providing off street parking for three to four cars, leading to a detached garage with up and over doors.



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welcome to

Lyons Hall Road, Braintree

- Two / Three Bedroom Detached Bungalow
- Backing Onto Fields
- Detached Garage
- Fully Refurbished Throughout
- Shower Room

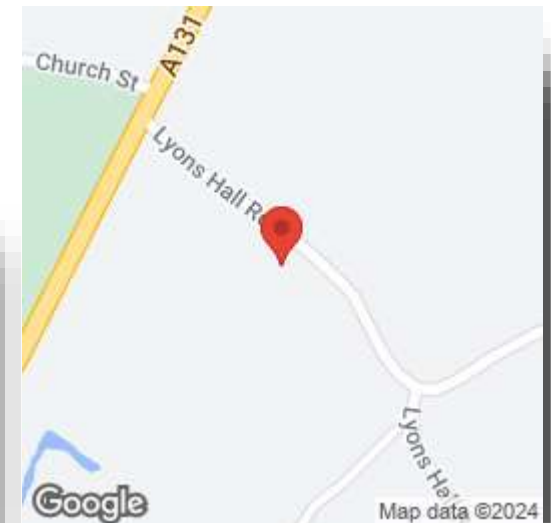
Tenure: Freehold EPC Rating: D

guide price

£450,000



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:
BTR108539 - 0002

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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.


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