



**River Mead, Braintree, CM7 9AX**



**welcome to**

**River Mead, Braintree**

William H Brown are pleased to offer this absolutely stunning four bedroom detached family home situated in this sought after location and perfectly positioned within walking distance of Braintree Town Centre and just a short walk to beautiful open countryside.



### **Cloakroom**

Low level WC, wall mounted hand wash basin, fully tiled walls.

### **Lounge**

10' 4" x 18' ( 3.15m x 5.49m )

Double glazed window to front aspect, feature fire place, radiator, carpets, pendant lighting, double glazed French doors to rear garden.

### **Kitchen**

9' 4" x 25' 3" ( 2.84m x 7.70m )

Double glazed windows to front and rear aspect, range of base and eye level units with Granite worktops incorporating an inset sink with hot and cold mixer tap, integrated dishwasher, washing machine, fridge freezer, oven and microwave, Porchela flooring, radiator, doors to rear garden.

### **Playroom / Study**

5' 8" x 8' 6" ( 1.73m x 2.59m )

Double glazed window to rear aspect, radiator, laminate flooring, pendant lighting.

### **Landing**

Access to bedrooms and family bathroom, loft access.

### **Bedroom One**

14' x 9' 4" ( 4.27m x 2.84m )

Double glazed window to front aspect, radiator, carpets, pendant lighting.

### **En-Suite**

9' 6" x 5' 9" ( 2.90m x 1.75m )

Double glazed window to front aspect, low level WC, pedestal mounted hand wash basin, walk in shower spa-like seating area, heated towel rail.

### **Bedroom Two**

11' 8" x 10' 4" ( 3.56m x 3.15m )

Double glazed window to front aspect, radiator, carpets, pendant lighting.

### **Bedroom Three**

7' x 9' ( 2.13m x 2.74m )

Double glazed window to rear aspect, radiator, carpets, pendant lighting.

### **Bedroom Four**

10' x 9' 5" ( 3.05m x 2.87m )

Double glazed window to rear aspect, radiator, carpets, pendant lighting.

### **Bathroom**

Obscure double glazed window to side aspect, low level WC, freestanding bath, low level, wall vanity hand wash basin, wall mounted shaver point, heated towel rail.

### **External Office**

8' 2" x 11' 4" ( 2.49m x 3.45m )

Double glazed window to rear aspect, power, lighting and electric heaters, garage storage space accessible from the front.

### **Garden**

Paved / patio areas then mainly laid to lawn and enclosed by panel fencing. Children's play area which has an in-ground trampoline, pirate ship, climbing frame with slides and a sand pit.

### **Parking**

Driveway providing off street parking for two cars.



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welcome to

## River Mead, Braintree

- Four Bedroom Detached Family Home
- Garage Converted to Home Office
- Fully Refurbished to a High Standard
- En-suite to Master Bedroom
- Generous Garden

Tenure: Freehold EPC Rating: C

offers over

**£500,000**



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:  
BTR108578 - 0009

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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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