





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.





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

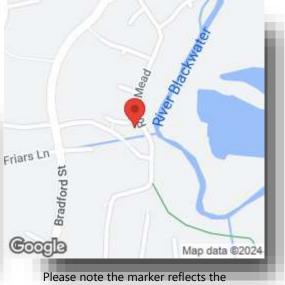


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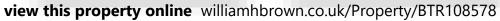








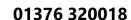
Please note the marker reflects the postcode not the actual property





Property Ref: BTR108578 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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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.