



Hereward Way, Wethersfield, Braintree, CM7 4EG

welcome to

Hereward Way, Wethersfield, Braintree

William H Brown are pleased to offer this well-presented two / three bedroom detached bungalow in the popular village of Wethersfield and local amenities.



Hallway

Entrance door to side, doors leading to

Kitchen

10' 5" x 8' 2" (3.17m x 2.49m)

Double glazed window to side 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 tap, space for fridge freezer, space and plumbing for dishwasher, built in double oven, electric four ring hob, door to rear garden

Lounge

14' 7" x 10' 8" (4.45m x 3.25m)

Double glazed window French doors to Conservatory, laminate flooring, radiator, pendant lighting.

Conservatory

10' 8" x 9' 5" (3.25m x 2.87m)

Double glazed window to all around, double glazed double French doors to rear garden, tiled flooring.

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m)

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

Bedroom Two

9' 8" x 8' 5" (2.95m x 2.57m)

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

Study / Bedroom Three

11' 1" x 7' 9" (3.38m x 2.36m)

Double glazed window to front aspect, laminate flooring.

Bathroom

Double glazed window to side aspect, P'shaped bath, with shower above, vanity hand wash basin, low level WC, shaver point.

Driveway

Garden

Low maintenance rear garden with patio and shingle, picket fence looking over views of farmland and countryside.



view this property online williamhbrown.co.uk/Property/BTR108534



welcome to

Hereward Way, Wethersfield, Braintree

- Two / Three Bedroom Detached Bungalow
- Countywide Views
- Well Presented
- Popular Village Location
- Conservatory

Tenure: Freehold EPC Rating: E

offers over

£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 misstatement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR108534](https://www.williamhbrown.co.uk/Property/BTR108534)



Property Ref:
BTR108534 - 0003

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.

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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)