

Rana Drive, Braintree, CM7 2TD



## welcome to

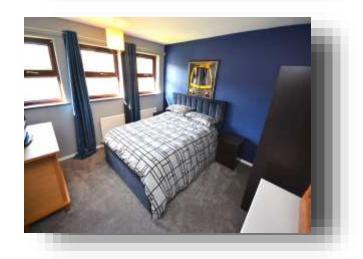
## Rana Drive, Braintree

\*\* GUIDE PRICE £425,000 - £450,000 \*\* William H Brown are pleased to offer this stunning four bedroom detached family home situated on a corner plot in a quiet location and within easy access to Braintree Railway Station and Town Centre.













#### **Entrance Hallway**

Radiator, stairs to first floor, under stairs cupboard.

#### Kitchen

11' 7" x 9' 8" ( 3.53m x 2.95m )

Two double glazed windows to front aspect, double glazed door to side aspect, range of base and eye level units with mable work surface over incorporating a sink drainer with hot and cold mixer tap, space for fridge / freezer, space for oven with overhead extractor fan, plumbing and space for washing machine and slimline dishwasher.

### Lounge / Dining Room

21' 2" x 12' 2" ( 6.45m x 3.71m ) Double glazed window to side and rear aspect, double glazed sliding patio doors to rear garden, two radiators, carpets, pendant lighting.

#### **Ground Floor Cloakroom**

Obscure double glazed window to front aspect, low level WC, vanity hand wash basin, wall mounted boiler.

#### Landing

Double glazed window to side aspect, loft access.

#### **Bedroom One**

11' 8" x 11' 6" ( 3.56m x 3.51m ) Three double glazed windows to front aspect, radiator, carpets, pendant lighting.

#### Bedroom Two

12' 3" x 9' 7" ( 3.73m x 2.92m ) Two double glazed windows to rear aspect, radiator, carpets, pendant lighting, built in double wardrobes.

#### **Bedroom Three**

16' 4" x 8' 2" ( 4.98m x 2.49m ) Double glazed window to front and rear aspect, radiator, carpets, pendant lighting.

#### **Bedroom Four**

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

#### **Family Bathroom**

Obscure double glazed window to front aspect, P'shaped bath with plumbed in shower, vanity hand wash basin, low level WC, heated towel rail.

#### Rear Garden

A large attractive well maintained rear garden approximate 0.14 acres with patio, lawned, trees and shrub borders and enclosed by panel fencing.

#### Parking

Integral garage and off street parking for two cars.





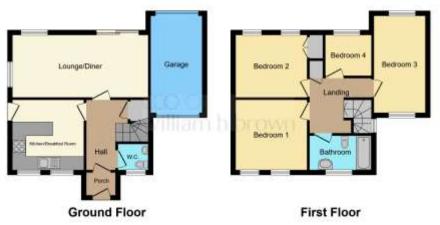
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# Rana Drive, Braintree

- Four Bedroom Detached Family Home
- Modern Kitchen
- Ground Floor Cloakroom
- Large Attractive Rear Garden Approximately 0.14 acres
- Integral Garage and Driveway for Two Cars

Tenure: Freehold EPC Rating: D

# guide price **£425,000**



This floor plan is for illustrative purposes only. It is not chean to scale. Any measurements, Reor arous Onducting any total floor arous, openings and onentation are approximate. No details are guaranteed, they cannot be nided upon for any purpose and they do not floor arous Onducting any total floor arous, openings and onentation are approximate. No mater rely sponsors to any approximate the purpose are they do not floor arous Onducting any total floor arous, openings and onentation are approximate. No





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📁 💿 william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk



Property Ref: BTR108694 - 0003 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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