



Wayside, The Street, Shalford, Braintree, CM7 5HL

welcome to

Wayside, The Street, Shalford, Braintree

**** GUIDE PRICE £340,000 - £360,000 **** William H Brown are pleased to offer this deceptively spacious three-bedroom family home situated in this picturesque Village of Shalford.



Entrance

Window to front aspect. tiled flooring. Leading to:-

Sitting Room

12' x 11' 6" (3.66m x 3.51m)

Window to front aspect. Open fireplace with tiled hearth. Wooden flooring. Door to

Hallway

Stairs to first floor. Under stairs cupboard. Door to Utility Room and Open to

Kitchen

11' 7" x 11' 5" (3.53m x 3.48m)

Windows to side aspect. Range of base and eye level units with solid work surfaces over incorporating a stainless steel sink drainer. Oven, hob and overhead extractor fan. Integrated fridge freezer and dishwasher. Large walk in larder. Tiled flooring

Utility Room

7' 4" x 6' 4" (2.24m x 1.93m)

Glazed door and window to side aspect. Range of units with work surface over incorporating a sink drainer. Space and plumbing for washing machine and tumble dryer. Tiled flooring.

Dining Room

12' x 11' 9" (3.66m x 3.58m)

L shaped. French doors to side aspect and garden. Window to rear aspect.

Shower Room

Window to rear aspect. Walk in shower with glazed screen. Vanity hand wash basin. Low level WC. Fully tiled walls and flooring. Radiator.

Landing

Spit level with exposed beams.

Bedroom One

12' 1" x 11' 7" (3.68m x 3.53m)

Windows to side and rear aspect.

Bedroom Two

12' x 11' 7" (3.66m x 3.53m)

Window to front aspect.

Bedroom Three

12' 1" x 8' 2" (3.68m x 2.49m)

Double glazed window to side aspect. Radiator.

Bathroom

Side panel bath. Vanity hand wash basin. Low level WC. Cupboard housing hot water cylinder. Under floor heating.

Outside

The majority of the garden is laid to lawn with attractive mature trees and shrub borders. Secluded patio.

Garden Office

Windows to three sides. Insulated. Power connected.

Agent Notes

The property is connected to mains water, electricity and oil fired heating.



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welcome to

Wayside, The Street, Shalford, Braintree

- Three Bedroom Family Home
- Two bathrooms
- Picturesque Village of Shalford
- Good Size Rear Garden
- Garden Office

Tenure: Freehold EPC Rating: D

guide price

£340,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BTR108698 - 0005

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