



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





**welcome to**

**Wayside, The Street, Shalford, Braintree**

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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## 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

offers in the region of

**£350,000**



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.floorplan.com](http://www.floorplan.com)



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Property Ref:  
BTR108698 - 0006

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