

Philips Close, Rayne, Braintree, CM77 6DB

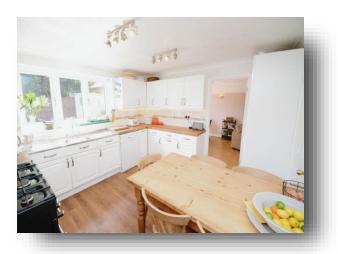


## welcome to

# **Philips Close, Rayne, Braintree**

\*\*GUIDE PRICE £500,000 TO £550,000\*\* William h Brown are pleased to offer this four double bedroom detached family home situated in the sought after village of Rayne within walking distance of the local primary school, shop, pub and park, and with easy access to the A120













#### **Entrance Hall**

Stairs rising to first floor. Understairs cupboard, luxury vinyl flooring.

#### Cloakroom

Obscure double glazed window to front aspect. Suite comprising low level WC, hand wash basin and walk in shower cubicle. tiled flooring, extractor fan, heated towel rail.

## **Lounge / Diner**

26' 7" x 11' 4" ( 8.10m x 3.45m )

Double glazed French doors leading to garden. Two radiators. Feature fireplace with gas fire, laminate flooring.

### Kitchen / Breakfast Room

11' 8" x 11' 5" ( 3.56m x 3.48m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Plumbing for dishwasher, space for range cooker, stainless steel sink and drainer unit, luxury vinyl flooring, radiator. Door leading to:-

## **Utility Room**

Fitted with a range of wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for fridge and freezer, plumbing for washing machine, space for tumble drier.

## **Galleried Landing**

Obscure window to side aspect, cupboard housing central heating boiler, hot water tank and solar panel control.

## **Bedroom One**

13' 3" x 11' 9" ( 4.04m x 3.58m )

Large window to the front aspect and two windows to the rear aspect. Two built in wardrobes. Radiator.

## **Bedroom Two**

14' max x 12' (4.27m max x 3.66m)

Double glazed window to front aspect. Radiator.

### **Bedroom Three**

11' 9"  $\times$  10' 7" (  $3.58m \times 3.23m$  ) Double glazed window to rear aspect. Radiator.

#### **Bedroom Four**

12' x 8' 7" ( 3.66m x 2.62m ) Double glazed window to rear aspect. Radiator.

#### **Bathroom**

Obscure double glazed window to front aspect. Suite comprising low level WC, panelled enclosed bath and hand wash basin.

#### Rear Garden

The rear garden commences with a patio area, with the remainder being predominantly laid to lawn.

### **Garden Office**

11' 2" x 9' 4" ( 3.40m x 2.84m ) Window to rear aspect. Power and lighting connected. Radiator. Door leading to garage.





## welcome to

# **Philips Close, Rayne Braintree**

- Four double bedrooms
- Solar Panels
- Off road parking for 2-3 cars
- Garden Office
- Walking distance to local primary school

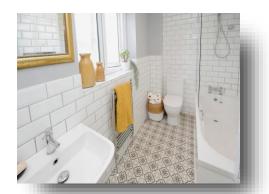
Tenure: Freehold EPC Rating: C





guide price

£500,000







The St

Hance Ln

Map data ©2024

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BTR108747



Property Ref: BTR108747 - 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

01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk

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.