



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" x 10' 7" (3.58m x 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.



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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

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:
BTR108747 - 0003

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