

Andrew Close, Braintree, CM7 5QB



## welcome to

## Andrew Close, Braintree

\*\* GUIDE PRICE £550,000 - £600,000 \*\* William H Brown are proud to market for sale this well presented and substantial four-bedroom family home occupying a large plot with ample parking and nestled at the end of a quiet cul-de-sac.













#### Hallway

Laminate flooring, radiator, stairs to first floor.

#### Cloakroom

Obscured double glazed window to side, vanity hand wash basin with cupboard below, radiator.

#### Study

10' 6" x 6' 9" ( 3.20m x 2.06m ) Double glazed window to front, radiator.

#### Kitchen / Breakfast Room

16' 3" x 10' 6" (  $4.95m \times 3.20m$  ) 2 x double glazed windows to rear, one and a half stainless steel sink drainer unit, integrated double oven, 5 x gas hob, radiator, integrated dishwasher.

#### **Utility Room**

9' 1" x 5' 8" ( $2.77m \times 1.73m$ ) Obscured double glazed window to side, double glazed door, plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted boiler.

#### Lounge

17' 7" x 13' 11" ( $5.36m \times 4.24m$ ) Double glazed windows to front and side, 2 x radiators, laminate flooring, feature fireplace.

#### **Dining Room**

15' 5" x 10' 6" ( 4.70m x 3.20m ) Double glazed windows to front and side, 2 x radiators, laminate flooring, feature fireplace.

#### Conservatory

15' 5" x 11' 9" ( 4.70m x 3.58m ) Double glazed windows around, double glazed French doors to rear garden, 2 x radiators

#### Landing

Access to loft void, airing cupboard.

#### **Bedroom One**

13' 9" x 13' 10" ( 4.19m x 4.22m ) Double glazed window to front, radiator.

#### **En-Suite**

Obscured double glazed window to side, walk in shower cubicle, low level WC, hand wash basin.

#### **Bedroom Two**

20' 10" x 13' (6.35m x 3.96m) Double glazed window to front, radiator.

#### **Bedroom Three**

10' 6" x 12' ( 3.20m x 3.66m ) Double glazed window to rear, radiator, built in wardrobe.

#### **Bedroom Four**

11' 7" x 9' 8" ( 3.53m x 2.95m ) Double glazed window to rear, radiator.

#### Bathroom

Obscured double glazed window to rear, panelled bath with shower and screen over, vanity hand wash basin, low level WC.

#### Garden

Large rear garden with mature trees and shrubs, patio area and enclosed by panel fencing.

#### Parking

Double garage with a double width driveway providing off street parking for multiple cars.





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## **Andrew Close, Braintree**

- Four Bedroom Detached Family Home
- **En-Suite to Master Bedroom**
- Study
- Conservatory
- Double Garage with Ample Parking

Tenure: Freehold EPC Rating: D

## guide price £550,000



**Ground Floor** 

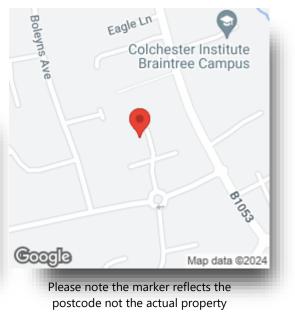
**First Floor** 

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any rpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties mus









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The Property Ombudsman

Property Ref: BTR108807 - 0002 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.

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# william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk