



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 x 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 x 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 x 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



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 purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108807 - 0002

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