



Guernsey Way, Braintree, CM7 2FB

welcome to

Guernsey Way, Braintree

William H Brown are pleased to offer this three double bedroom Semi-detached family house situated in a sought after location within easy reach to Braintree, Rayne and the A120.



Hallway

Radiator

Ground Floor Cloakroom

Low level WC. Hand wash basin. Radiator.

Lounge

17' 2" x 9' 9" (5.23m x 2.97m)

Double glazed bay window to front aspect. Stairs to first floor. Under stairs cupboard. Feature fireplace. Radiator. Carpets. Pendant lighting.

Kitchen Area

13' 9" x 8' (4.19m x 2.44m)

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer tap. Wall mounted boiler. Storage cupboard. Space for cooker. Plumbing and space for washing machine. Laminate flooring.

Dining Area

8' x 7' 5" (2.44m x 2.26m)

Double glazed patio doors to rear garden. Radiator. Laminate flooring.

Landing

Loft access.

Bedroom One

11' 8" max x 11' 6" max (3.56m max x 3.51m max)

Two double glazed windows to front aspect. Built in double wardrobe. Airing cupboard. Carpets. Pendant lighting.

En-Suite

Walk in shower cubicle. Hand wash basin.

Bedroom Two

18' 9" x 7' 7" (5.71m x 2.31m)

Double glazed windows to front and rear aspect. Radiator. Carpets. Pendant lighting.

Bedroom Three

8' 8" x 7' (2.64m x 2.13m)

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with hot and cold mixer tap with overhead shower attachment. Low level WC. Pedestal hand wash basin. Laminate flooring. Radiator.

Garden

Commencing with patio area and remainder laid to lawn and pond area. Tree and shrub borders. Enclosed by brick and panel fencing.

Parking

Driveway providing off street parking leading to garage with up and over door.



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welcome to

Guernsey Way, Braintree

- Three Double Bedroom Semi-Detached House
- Shower and Hand Wash Basin to Master Bedroom
- Sought After Location
- Rear Garden
- Driveway and Garage

Tenure: Freehold EPC Rating: D

offers over

£340,000



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 inspections. Powered by www.floorplan.com



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Property Ref:
BTR108786 - 0003

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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.


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