



**Church Meadows, Bocking, Braintree, CM7 5SL**



**welcome to**

**Church Meadows, Bocking, Braintree**

William H Brown are pleased to offer this double fronted four double bedroom detached family home situated in the sought after location of Bocking with good access to local amenities and schools,



### **Hallway**

Radiator. Stairs to first floor. Laminate flooring.

### **Cloakroom**

Low level WC. Hand wash basin. Extractor fan.

### **Lounge**

11' 6" + bay x 21' 6" + bay ( 3.51m + bay x 6.55m + bay )  
Double glazed bay window to front aspect. Double glazed sliding patio doors to rear garden. Feature fireplace (with gas fire disconnected)

### **Dining Room / Bedroom Five**

8' 6" x 10' 6" ( 2.59m x 3.20m )

Double glazed bay window to front aspect. Radiator. Currently being used as a bedroom.

### **Kitchen / Breakfast Room**

15' 5" x 10' 10" ( 4.70m x 3.30m )

Double glazed window to side 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. Double glazed window to rear aspect. Integrated oven with four ring gas hob and overhead extractor fan. Integrated fridge / freezer. Radiator.

### **Utility Room**

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer. Plumbing and space for dishwasher and washing machine. Wall mounted boiler. Small loft space. Radiator.

### **Landing**

Double glazed window to rear aspect. Airing cupboard. Storage cupboard. Loft access. Radiator.

### **Bedroom One**

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

Double glazed window to front aspect, Quadruple fitted wardrobes. Radiator.

### **En-Suite**

Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin.

### **Bedroom Two**

8' 8" max x 11' 8" max ( 2.64m max x 3.56m max )

Double glazed window to front aspect. Radiator.

### **Bedroom Three**

8' 3" x 9' 3" ( 2.51m x 2.82m )

Double glazed window to rear aspect. Radiator.

### **Bedroom Four**

9' 4" x 7' 5" ( 2.84m x 2.26m )

Double glazed window to rear aspect. Radiator.

### **Bathroom**

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

### **Garden**

Commencing with a patio and raised area then remainder laid to lawn. Tree and shrub borders. Access to garage.

### **Parking**

Driveway leading to double garage at the rear.



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## Church Meadows, Bocking, Braintree

- Detached Four Double Bedroom Family Home
- En-Suite to Master Bedroom
- Situated in the Sought After Village of Bocking
- Utility Room
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

offers in the region of

**£500,000**



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Property Ref:  
BTR108826 - 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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