

Rose Cottage, Halstead Road, Braintree, CM7 5PB

## welcome to

# Rose Cottage, Halstead Road, Braintree

William H Brown are pleased to offer this spacious and character filled four bedroom detached family home situated at the top of High Garrett with good access to Braintree, Halstead and Gosfield.













#### **Hallway**

Stairs leading to first floor.

### Lounge

14' 6" x 10' 9" ( 4.42m x 3.28m )

Double glazed window to front aspect. Double glazed window to side aspect. Feature fireplace. Radiator. Carpets.

## **Dining Room**

14' 8" x 14' 1" ( 4.47m x 4.29m )

Double glazed window to front aspect. Radiator. Carpets. Door leading to

#### **Kitchen**

21' 3" x 7' 1" ( 6.48m x 2.16m )

Two double glazed windows to rear aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven with four ring electric hob and overhead extractor fan. Plumbing and space for dishwasher and washing machine. Space for fridge freezer, space for additional freezer. Radiator. Tiled flooring. Door leading to

#### **Ground Floor Wc**

Double glazed window to rear aspect. Low level WC. Hand wash basin.

## Landing

Double glazed window to front aspect. Radiator. Doors leading to.

### **Bedroom One**

13' 7" x 10' 9" ( 4.14m x 3.28m )

Double glazed window to rear aspect. Radiator. Built in wardrobes. Carpets

#### **Bedroom Two**

7' 9" x 13' 3" ( 2.36m x 4.04m ) Double glazed window to front aspect. Radiator. Carpets.

#### **Bedroom Three**

7' 9" x 7' 7" ( 2.36m x 2.31m ) Double glazed window to front aspect. Radiator.

#### **En-Suite**

Carpets.

Double glazed window to side aspect. Shower cubicle. Low level WC. Hand wash basin.

#### **Bedroom Four**

11' 3" x 10' 6" ( 3.43m x 3.20m )

Double glazed window to rear aspect. Radiator. Carpets.

#### **En-Suite**

Walk in shower cubicle. Low level WC. Hand wash basin.

#### **Bathroom**

Obscure double glazed window to rear aspect. Panel enclosed bath with hot and cold mixer taps and shower attachment. Low level WC. Heated towel rail.

#### Garden

Commencing with patio seating area then remainder laid to lawn. Workshop. Enclosed by panel fencing.

## **Parking**

Large driveway to the side and rear providing off street parking for multiple cars





## welcome to

## Rose Cottage, Halstead Road, Braintree

- Character Filled Four Bedroom Detached Family Home
- Two En-suites
- Situated at Top of High Garret
- Large Driveway to Side and Rear for Multiple Cars
- Large Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

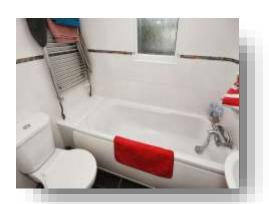
£390,000





First Floor

must rely upon its own inspection's i. Powered by www.facalagent.co









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BTR108717



Property Ref: BTR108717 - 0003 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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