

**Haytor Close, Braintree, CM7 3NZ** 

# welcome to

# **Haytor Close, Braintree**

\*\* GUIDE PRICE £325,000 - £350,000 \*\* William H Brown are pleased to offer this spacious and well presented two double bedroom semi-detached bungalow situated in a quiet cul-de-sac and within easy reach of Braintree Freeport Village and A120.













#### **Entrance Hall**

Radiator. Storage cupboard.

### Lounge

12' 7" x 11' 4" ( 3.84m x 3.45m )

Double glazed window to front aspect. Radiator. Carpets.

#### Kitchen

14' 2" x 11' 4" ( 4.32m x 3.45m )

Double glazed window to rear aspect. Double glazed window to side aspect. Range of base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Space for cooker. Extractor fan. Plumbing and space for washing machine and tumble dryer. Larder. Space for fridge freezer. Door leading to rear

### Lobby

Obscure double glazed door to rear. Storage cupboard

#### **Bedroom One**

12' x 11' 4" ( 3.66m x 3.45m )

Double glazed window to rear aspect. Radiator.

#### **Bedroom Two**

11' 4" x 10' (3.45m x 3.05m)

Double glazed window to front aspect. Radiator.

#### **Wet Room**

Obscure double glazed window to side aspect. Walk in shower. Low level WC.

#### Garden

Large low maintenance rear garden. Custom built pergola. Two good sized sheds. Garage / workshop.

### **Parking**

Block paved driveway providing off street parking for multiple cars





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# **Haytor Close, Braintree**

- Two Double Bedroom Semi Detached Bungalow
- Quiet Location
- Double Glazing
- Low Maintenance Garden
- Easy Access to Braintree Freeport Village

Tenure: Freehold EPC Rating: E

guide price

£325,000 - £350,000

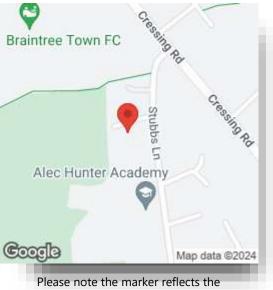


This floor plan is to illustrative purposes only. It is not drawn to scale. Any inequalmental, floor areas circluding any later floor areas, openings and previous are appropriate and they do not firm und of any appressment. This skills is a later for any error, census or insulationers. A purity must be any error and error an









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BTR108863



Property Ref: BTR108863 - 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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