

The Sadlers, Silver Street, Wethersfield, Braintree, CM7 4BP

welcome to

The Sadlers, Silver Street, Wethersfield, Braintree

** GUIDE PRICE £500,000 - £525,000 ** William H Brown are pleased to offer this four bedroom extended chalet bungalow in the sought after village of Wethersfield close to the River Pant and offering a primary school.













Entrance Hall

Upvc door to front, opaque double glazed window front, stairs to first floor, radiator, doors leading to;

Cloakroom

Opaque double glazed window to side, low level WC, radiator.

Utility Room

Opaque double glazed window to side, plumbing for washing machine, space for dryer, space for fridge freezer, radiator, tiled flooring.

Kitchen

12' 7" x 8' 4" (3.84m x 2.54m)

Double glazed window to rear, double glazed door to side, plumbing for dishwasher, space for fridge and freezer, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, integrated oven and hob with extractor hood over, cupboard housing boiler, under stair storage.

Dining Room

12' 5" x 10' (3.78m x 3.05m)

Double glazed windows to rear, double glazed door to garden, radiator.

Lounge

23' 1" x 11' 7" (7.04m x 3.53m)

Two double glazed windows to front, double glazed window to side, two radiators.

Study / Bedroom Five

11' 10" x 9' 8" (3.61m x 2.95m)

Double glazed window to rear, double glazed door to garden, two radiators.

Landing

Access to loft space, doors leading to;

Bedroom One

11' 10" x 9' 8" (3.61m x 2.95m)

Double glazed window to rear, radiator, door leading to:

En-Suite

Double glazed window to front, walk in shower cubicle, low level WC, vanity wash hand basin, extractor fan, shaver point, heated towel rail.

Bedroom Two

12' 8" x 9' 8" (3.86m x 2.95m)
Double glazed window to front, radiator.

Bedroom Three

12' 5" x 8' 9" (3.78m x 2.67m)
Double glazed window to front, radiator.

Bedroom Four

9' 5" x 7' 3" (2.87m x 2.21m)

Double glazed window to rear, radiator, storage cupboard.

Bathroom

Double glazed window to rear, enclosed panelled bath with hot and cold mixer taps and Aqualisa shower over, low level WC, vanity wash hand basin, shaver point, extractor fan, radiator.

Garden

Courtyard style garden laid to paving, mature shrub and flowers, enclosed by brick walls.

Front Garden / Parking

Laid to block paving and providing parking for vehicles, gated access to the rear garden, flower beds, trees and a lawn to the side of the block paving.





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The Sadlers, Silver Street, Wethersfield, Braintree

- Sought After Village of Wethersfield
- Extended Detached Chalet Bungalow
- Four Bedrooms and En Suite to Master
- Three Reception Rooms
- Driveway Parking for Four Vehicles

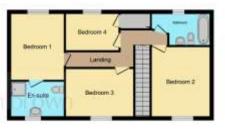
Tenure: Freehold EPC Rating: F

guide price

£500,000 - £525,000



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First Floor









Please note the marker reflects the postcode not the actual property

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Property Ref: BTR108802 - 0002 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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