



**Saffron Gardens, Wethersfield, Braintree, CM7 4BL**



**welcome to**

**Saffron Gardens, Wethersfield, Braintree**

\*\* GUIDE PRICE £425,000 - £450,000 \*\* William H Brown are pleased to offer this extended and well presented four bedroom family home situated in the sought after village of Wethersfield



### **Hallway**

Radiator.

### **Lounge**

17' 2" x 12' 6" ( 5.23m x 3.81m )

Double glazed window to front aspect. Radiator.

Feature log burner with surround. Stairs to first floor.

### **Dining Room**

17' 2" x 10' 7" ( 5.23m x 3.23m )

Double glazed B-Fold doors to rear garden. Radiator.

Storage cupboard.

### **Kitchen**

11' 10" x 10' 1" ( 3.61m x 3.07m )

Double glazed window to rear aspect. Range of matching base and eye level units with solid wood work surfaces incorporating a ceramic sink drainer with hot and cold mixer taps. Space for oven.

Extractor fan. Space and plumbing for appliances.

### **Conservatory**

17' 2" x 9' 2" ( 5.23m x 2.79m )

Double glazed Bi-Fold doors to rear garden. Double glazed windows to rear and side aspect. Radiator.

### **First Floor Landing**

Double glazed window to front aspect. Radiator. Loft access. Storage cupboard.

### **Bedroom One**

17' 3" x 10' 1" ( 5.26m x 3.07m )

Double glazed window to rear aspect. Radiator. Loft access.

### **Bedroom Two**

10' 7" x 11' ( 3.23m x 3.35m )

Double glazed window to front aspect. Radiator wardrobes.

### **Bedroom Three**

10' 11" x 10' 1" ( 3.33m x 3.07m )

Double glazed window to front aspect. Radiator.

### **Bedroom Four**

10' x 6' 8" ( 3.05m x 2.03m )

Double glazed window to rear aspect. Radiator.

Fitted wardrobes.

### **Bathroom**

Double glazed window to rear aspect. Low level WC.

Vanity hand wash basin. Walk in shower. Side panel bath. Tiled walls. Heated towel rail.

### **Garden**

Commencing with decking area with flower borders. Artificial lawn. Outside tap and lighting. Enclosed by panel fencing and side access.

### **Parking**

Driveway providing off street parking for 2 to 3 cars accessed via wooden brace doors. Integral Garage



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## Saffron Gardens, Wethersfield, Braintree

- Four Bedrooms
- Presented in Good Condition Throughout
- Sought After Village of Wethersfield
- Low Maintenance Rear Garden
- Driveway for Multiple Cars

Tenure: Freehold EPC Rating: D

guide price

**£425,000 - £450,000**



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 inspection. Powered by www.localagent.com



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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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