

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

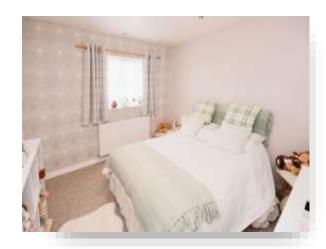












Hallway

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





First Floor

This floor plan is for illustratine purposes only. It is not driven to scale. Any insecurements, floor areas (including any total floor areas), openings and premised are approximate. In initially are quarenteed, they ceremit be robed sport for any purpose and they do not have part of early approximate. To beliefly in taken for any error, infession or massistanced. A part must not upon to be own inspections. To week only on www. foodsigner.com.









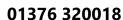
Please note the marker reflects the postcode not the actual property

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Property Ref: BTR108914 - 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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