



Parr Close, Braintree, CM7 9PT



welcome to

Parr Close, Braintree

**** GUIDE PRICE £400,000 - £450,000**** William H Brown are pleased to offer this rare of a gem three bedroom bungalow nestled at the end of a quiet cul-de-sac in the popular Kings Park Development within walking distance to Tesco's and Blackwater Nature Reserve.



Hallway

Radiator. Laminate flooring. Storage cupboard.

Lounge / Diner

18' 4" x 10' 6" (5.59m x 3.20m)

Double glazed sliding patio doors to rear garden.

Two radiators. Laminate flooring.

Kitchen

10' 8" x 9' (3.25m x 2.74m)

Double glazed window to front 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. Integrated oven with four ring gas hob and overhead extractor fan. Plumbing and space for washing machine. Space for fridge freezer. Cupboard housing boiler. Laminate flooring.

Conservatory

6' 7" x 10' 7" (2.01m x 3.23m)

Double glazed window to rear aspect. Double glazed patio doors to rear garden. Laminate flooring.

Bedroom One

8' 8" x 12' (2.64m x 3.66m)

Double glazed window to front aspect. Radiator. Built in wardrobes.

En-Suite

Obscure double glazed window to side aspect. Low level WC. Pedestal hand wash basin. Walk in shower cubicle. Radiator.

Bedroom Two

10' 8" x 5' 8" (3.25m x 1.73m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

9' 1" + recess x 7' 2" + recess (2.77m + recess x 2.18m + recess)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect.

Pedestal hand wash basin with hot and cold mixer taps. Low level WC. Panel enclosed bath. Radiator.

Exterior

Commences with a patio area leading to steps to a raised area with lawn, mature shrubs and tree borders. Driveway providing off street parking leading to double garage.



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Parr Close, Braintree

- Three Bedroom Detached Bungalow
- En-Suite to Master Bedroom
- Secluded Rear Garden
- Situated on the Popular Kings Park Development
- Quiet Cul-De-Sac Location

Tenure: Freehold EPC Rating: C

guide price

£400,000 - £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), coverings and finishes 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. It partly reads only upon the laws applicable. Powered by www.floorplans.com



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Property Ref:
BTR108917 - 0003

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