

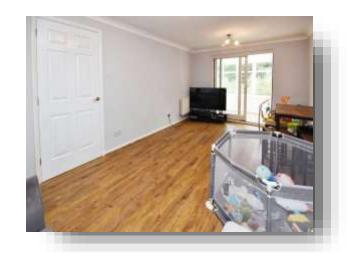
Parr Close, Braintree, CM7 9PT

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 ($2.77m + recess \times 2.18m + recess$)

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.





welcome to

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

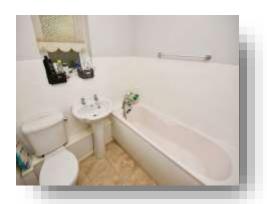
Tenure: Freehold EPC Rating: C

guide price

£400,000 - £450,000



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Property Ref: BTR108917 - 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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