

River Mead, Braintree, CM7 9AX

welcome to

River Mead, Braintree

William H Brown are pleased to offer this stunning three bedroom semi detached family home set in the much sought after area of River Mead within close proximity of Blackwater Nature Reserve and walking distance Braintree Town Centre and Railway Station.













Hallway

Stairs to first floor. Radiator.

Cloakroom

Low level WC. Hand wash basin.

Lounge

11' 3" x 17' 9" (3.43m x 5.41m)

Double glazed bay window to front aspect. Laminate flooring. Feature fireplace. Radiator.

Kitchen / Diner

17' 8" x 11' 5" (5.38m x 3.48m)

Double glazed window to rear aspect. Double glazed Bi-Fold doors to rear garden. Range of base and eye level units with Quartz 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. Integrated dishwasher. Plumbing and space for washing machine. Water softener. Cupboard housing boiler. Under stairs cupboard. Vertical radiator.

Landing

Loft access. Radiator.

Bedroom One

11' 4" x 13' (3.45m x 3.96m)

Double glazed window to front aspect. Build in double wardrobes. Radiator.

En-Suite

Walk in shower cubicle. Low level WC. Vanity hand wash basin. Heated towel rail.

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 1" x 8' 4" (2.46m x 2.54m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to front aspect. Roll topped bath. Low level WC. Vanity hand wash basin. Heated towel rail.

Garden

Landscaped rear garden with patio area and then main laid to lawn. Enclosed by panel fencing.

Parking

Garage and driveway parking opposite.





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River Mead, Braintree

- Three Bedroom Semi-Detached House
- Stunning Property
- Double Glazing
- Beautiful Walk at the Blackwater Nature Reserve`
- Close to Braintree Town Centre and Railway Station

Tenure: Freehold EPC Rating: Awaited

£400,000





Ground Floor

First Floor

This floor plant is for illustrative purposes cety. It is not dream to scale. Any measurements, floor sense (including any bold floor sense), openings and orientation are approximate. No delaits are guaranteed, they cannot be relied upon for any purpose and they do not form part of any openingers. No delaity a relief in any sense, invitation or maintainers or A party purposes. The provided in th

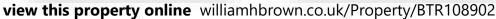






Friars Ln ts project Map data ©2024

Please note the marker reflects the postcode not the actual property





Property Ref: BTR108902 - 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.





01376 320018

williamhbrown.co.uk



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



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.