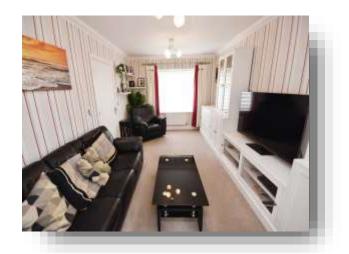


Chantry Close, Braintree, CM7 5FQ

welcome to

Chantry Close, Braintree

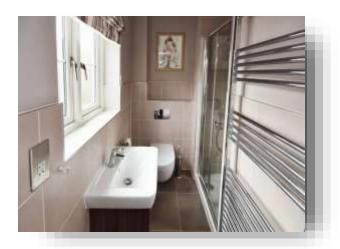
** GUIDE PRICE £375,000 - £400,000 ** William H Brown are pleased to offer this well presented three bedroom link detached house on a private development of 20 house situated in a small turning on the edge of the popular village of Bocking and offered with NO ONWARD CHAIN.













Entrance Hall

Double glazed door to front, radiator, stairs to first floor, large under stairs cupboard, doors to;

Cloakroom

Opaque double glazed window to front, Villeroy and Boch sanitary wear, low level WC, vanity wash hand basin with unit under, radiator.

Lounge

15' 11" x 10' 4" (4.85m x 3.15m) Double glazed window to front, two radiators.

Kitchen / Diner

18' x 8' 11" (5.49m x 2.72m)

Double glazed window, door and French doors to rear, two radiators, range of wall and base units with inset sink and drainer, integrated AEG dishwasher, washing machine/tumble dryer, fridge and freezer, AEG integrated gas hob and extractor over with grill and gas ovens on an island, composite work tops throughout.

Landing

Radiator, doors to;

Bedroom One

12' 10" x 10' 5" (3.91m x 3.17m) Double glazed window to rear, radiator, fitted

wardrobes with sliding doors, door to;

En-Suite

Opaque double glazed window to rear, walk in shower cubicle, Villeroy and Boch sanitary wear, low level WC, vanity wash hand basin with units under, heated towel rail, extractor fan.

Bedroom Two

16' 7" x 10' 5" (5.05m x 3.17m) Double glazed windows to front and rear, radiator.

Bedroom Three

10' 4" x 9' 11" (3.15m x 3.02m) Double glazed window to front, fitted wardrobes with sliding doors, radiator.

Bathroom

Opaque double glazed window to front, fully tiled, Villeroy and Boch sanitary wear, low level WC, wash hand basin, enclosed panelled bath with shower over, shaver point, heated towel rail, extractor fan.

Parking

Two car spaces behind electric shutters. 5 visitor car parking spaces on the development.

Rear Garden

Commencing with a paved seating area with the remainder laid to lawn, raised fish pond and planters, gated side access to parking, enclosed by panelled fencing.





welcome to

Chantry Close, Braintree

- NO ONWARD CHAIN
- Three Bedroom Link Detached House
- En-Suite to Master
- Secure Double Car Port
- Driveway

Tenure: Freehold EPC Rating: B

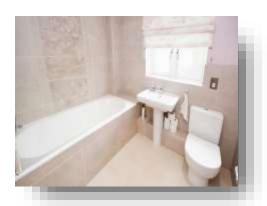
guide price

£375,000 - £400,000



Ground Floor

This floor plan is for Plustetin's purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and thay do not form part of any agreement. No Seality is taken for any error, oritication or relatationment. A party metror, original and the seal of the party or the party of the party or the







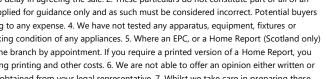
Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

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Property Ref: BTR108959 - 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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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.