



Bardfield Road, Finchingfield, Braintree CM7 4LX

welcome to

Bardfield Road, Finchingfield, Braintree

William H Brown are pleased to offer this spacious three-bedroom semi-detached family home situated in the picturesque and prestigious Village of Finchingfield with access to local amenities, pubs and tea rooms.



Entrance Hallway

Partly glazed door, Stairs to first floor. Wood effect flooring. Doors leading to

Kitchen / Breakfast Room

16' 3" x 10' 1" (4.95m x 3.07m)

Double glazed window to front aspect. Range of matching base and eye level units with work surface over and glazed splashbacks, incorporating an inset sink drainer with hot and cold mixer tap. Integrated induction oven with overhead extractor fan. Oven and grill. Space for dishwasher and fridge freezer.

Utility Room

Double glazed window to rear aspect. Plumbing and space for washing machine. Sink with hot and cold mixer taps. Oil boiler.

Dining Room

8' 9" x 13' (2.67m x 3.96m)

Double glazed window to front aspect. Wood effect flooring. Archway leading to

Lounge

16' x 12' 1" (4.88m x 3.68m)

Feature fireplace with brick surround and hearth. Door leading to kitchen and French doors leading to

Conservatory

13' 5" x 12' 8" (4.09m x 3.86m)

Double glazed windows all around with French doors to garden. Roof recently insulated. Wood effect flooring.

First Floor Landing

Doors leading to

Bedroom One

13' 1" x 10' 1" (3.99m x 3.07m)

Double glazed window to front aspect. Fitted wardrobes. Archway leading to

En-Suite

Obscure double glazed window to rear aspect. Shower cubicle. Vanity hand wash basin. Low level WC. Part tiled walls. Tiled flooring.

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

Double glazed window to front aspect. Built in wardrobe. Built in storage cupboard.

Bedroom Three

11' 2" max x 10' 2" (3.40m max x 3.10m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Side panel bath with shower attachment. Pedestal hand wash basin. Low level WC. Part wood panelling to walls.

Exterior

Front garden has a shingle driveway providing off street parking for multiple car. Timber gate giving access to the rear. The rear garden commences with a large decked terrace and remainder laid to lawn. Enclosed by panel fencing. Hot tub. Storage shed. External lighting.



view this property online williamhbrown.co.uk/Property/BTR108510



welcome to

Bardfield Road, Finchingfield, Braintree

- Prestigious Finchingfield Village
- Spacious Accommodation
- Three Double Bedrooms
- En-Suite
- Double Glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108510



Property Ref:

BTR108510 - 0006

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.

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk