



**Bardfield Road,Finchingfield Braintree CM7 4LX**



**welcome to**

**Bardfield Road, Finchingfield, Braintree**

William H Brown proudly presents this charming three-bedroom semi-detached home in the prestigious village of Finchingfield! Enjoy local amenities, cosy pubs, and delightful tea rooms—your dream village lifestyle awaits!



### 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.



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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**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation 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. A party must rely upon its own inspection. Powered by www.floorplan.com



Please note the marker reflects the  
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Property Ref:  
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