



West Drive, Wethersfield, Braintree, CM7 4BT

welcome to

West Drive, Wethersfield, Braintree

**** GUIDE PRICE £400,000 - £425,000 **** William H Brown are pleased to offer this five bedroom semi-detached family home situated in the sought after Village of Wethersfield and within walking distance to local Primary School and Community Shop.



Hallway

Understairs storage cupboard.

Cloakroom

Low level WC. Hand wash basin.

Lounge / Diner

11' 3" x 25' (3.43m x 7.62m)

Double glazed window to front aspect. Radiator.

Open fireplace. Carpets. Pendant lighting,.

Kitchen

17' 7" x 11' (5.36m x 3.35m)

Double glazed window to rear aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring electric hob and overhead extractor fan. Space and plumbing for appliances. Ceramic tiled flooring.

Conservatory

Double glazed windows all around. Double glazed French doors to rear garden. Carpets. Radiator.

Landing

Loft access with pull down ladder. Doors leading to

Bedroom One

12' 6" x 10' 5" (3.81m x 3.17m)

Double glazed window to front aspect. Radiator.

Carpets. Pendant lighting.

Bedroom Two

8' 5" x 11' 5" (2.57m x 3.48m)

Double glazed window to rear aspect. Radiator.

Carpets. Pendant lighting.

Bedroom Three

12' 5" x 8' 5" (3.78m x 2.57m)

Double glazed window to front aspect. Radiator.

Carpets. Pendant lighting.

Bedroom Four

9' x 11' 7" (2.74m x 3.53m)

Double glazed window to rear aspect. Radiator.

Carpets. Pendant lighting.

Bedroom Five

6' 9" x 9' 6" (2.06m x 2.90m)

Double glazed window to front aspect. Radiator.

Carpets. Pendant lighting. Storage cupboard.

Bathroom

Obscure double glazed window to rear aspect. Walk in double shower cubicle. Low level WC, Pedestal hand wash basin. Heated towel rail. Laminate flooring.

Rear Garden

Mainly laid to lawn. Enclosed by panel fencing.

Garage

Block paved driveway providing off street parking leading to garage.



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West Drive, Wethersfield Braintree

- Five Bedrooms Semi-Detached House
- Sought After Village of Wethersfield
- Oil Central Heating
- Conservatory
- Walking Distance to Primary School Shop

Tenure: Freehold EPC Rating: D

guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109306 - 0004

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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.



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