



**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**



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 buyer must rely upon its own inspection(s). Powered by www.houseagent.com



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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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