

**Rodney Gardens, Braintree, CM7 9TS** 

# welcome to

# **Rodney Gardens, Braintree**

NO ONWARD CHAIN! William H Brown presents this fantastic three-bedroom detached family home in the sought-after Fairview Development. Within walking distance of Great Bradfords Primary School, local shops, and Blackwater Nature Reserve, this is an opportunity not to be missed — act fast!













#### **Hallway**

Stairs to first floor. Radiator. Built in cupboard.

#### Lounge

14' x 13' 11" ( 4.27m x 4.24m )

Double glazed window to front aspect. Understairs cupboard. Radiator.

## **Dining Room**

9' 1" x 8' (2.77m x 2.44m)

Double glazed French doors to rear garden. Radiator.

#### **Kitchen**

7' 1" x 9' (2.16m x 2.74m)

Double glazed window to rear aspect. Double glazed door to rear garden. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Space for cooker & fridge / freezer. Plumbing and space for washing machine.

## Landing

Loft access.

#### **Bedroom One**

12' 4" x 9' 5" ( 3.76m x 2.87m )

Double glazed window to front aspect. Radiator.

#### **Bedroom Two**

11' 4" x 8' 7" ( 3.45m x 2.62m )

Double glazed window to rear aspect. Radiator.

#### **Bedroom Three**

7' 10" x 6' 2" ( 2.39m x 1.88m )

Double glazed window to front aspect. Radiator.

#### **Bathroom**

Obscure double glazed window to rear aspect. Side panel bath with plumbed in shower. Vanity unit incorporating hand wash basin and WC.

#### **Exterior**

Commencing with patio seating area and remainder laid to lawn. Access to garage. Enclosed by panel fencing.

## **Parking**

Driveway providing off street parking for multiple cars leading to garage.

## Garage

18' 8" x 9' 6" ( 5.69m x 2.90m )





## welcome to

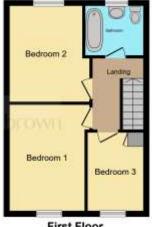
# **Rodney Gardens, Braintree**

- No Onward Chain
- Three Bedroom Detached House
- Popular Fairview Development
- **Double Glazing**
- Close to Blackwater Nature Reserve

Tenure: Freehold EPC Rating: D

Council Tax Band: C





First Floor

£350,000

This foor pair is for illustrative purposes only in a not crewn to scale. Any measurements, foor areas (including any total foor small, openings and otentation are approximate. No details are guaranteed, they cannot be relied upon the any purpose and they do not from and of any opening the beginning to be last for any arror, pression or missistenant. A party mainting upon its own importants. There and by water they contained the mainting upon its own importants. There and by water they are the present of the scale of th







Mountbatten Rd Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109335



Property Ref: BTR109335 - 0004 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 quidance 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

#### 01376 320018

williamhbrown.co.uk



braintree@williamhbrown.co.uk



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



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.