



Shalford Road, Rayne, Braintree, CM77 6BT

welcome to

Shalford Road, Rayne, Braintree

**** GUIDE PRICE £700,000 - £725,000 **** William H Brown are pleased to present this beautifully presented three bedroom detached property in the popular village of Rayne. The property benefits from lots of character features, large rear garden and separate annex and off street parking.



Cloakroom

Low level WC, wall mounted hand wash basin, oak door.

Lounge

14' 2" x 15' 7" (4.32m x 4.75m)

Double glazed window to side aspect, bi-fold door to rear garden, brick feature fireplace with wood burning stove, oak door, oak flooring, inset spot lights.

Dining Room / Study

11' max x 16' 5" max (3.35m max x 5.00m max)

Bi-fold door to rear garden, access to kitchen and lounge, oak flooring, oak doors, inset spot lights.

Bedroom Three

7' 9" x 11' (2.36m x 3.35m)

Double glazed window to front aspect, laminate flooring, oak doors, pendant lighting.

Kitchen

13' 4" x 11' 1" (4.06m x 3.38m)

Double glazed window to rear aspect, range of base and wall mounted units with granite and oak work tops incorporating a butler sink and hot and cold mixer tap, integrated dishwasher, integrated fridge, integrated microwave, range oven, gas hob and extractor hood over, radiator, oak door, brick flooring, gable storage, vaulted ceiling, velux window.

Utility Room

10' 7" x 4' 4" (3.23m x 1.32m)

Range of base and wall mounted units with work surface over incorporating a stainless steel sink unit, space for washing machine and tumble dryer, wall mounted combi boiler.

Landing

Double glazed window to rear aspect, access to bedrooms.

Bedroom One

14' 2" x 15' 4" (4.32m x 4.67m)

Double glazed window to side and rear aspect, eaves storage x 2, radiator, oak doors, wooden flooring.

En-Suite

Low level WC, pedestal hand wash basin,, shower cubicle, fully tiled, inset spot lights, under floor heating.

Bedroom Two

8' max x 11' max (2.44m max x 3.35m max)

Double glazed window to side and front aspect, radiator, laminate flooring, oak doors, inset spot lights.

Bathroom

Obscure double glazed window to front aspect, side panelled bath, shower cubicle, low level WC, heated towel rail, wall mounted hand wash basin, fully tiled walls, ceramic tiled flooring, inset spot lights, underfloor heating.

Rear Garden

Established rear garden with a BBQ area, mainly laid to lawn, shed, enclosed by panel fencing, outside lighting.

Annex

14' 4" x 16' 8" (4.37m x 5.08m)

Comprising of kitchen, bathroom and bedroom, wooden flooring, pending lighting. current garage 12"9 x 6"5 with potential to be converted to a bedroom.

Parking

Driveway providing off street parking for 5 cars, access to rear garden.



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welcome to

Shalford Road, Rayne, Braintree

- Detached Family House
- Stunning Throughout
- Popular Village Location
- Period Style Property
- Annex

Tenure: Freehold EPC Rating: B

guide price

£700,000 - £725,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109319 - 0002

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