

Sandhills, Braintree Road, Wethersfield, Braintree, CM7 4AG

welcome to

Sandhills, Braintree Road, Wethersfield, Braintree

** GUIDE PRICE £350,000 - £375,000 ** William H Brown are pleased to offer this well presented and extended two double bedroom Victorian Cottage situated on the outskirts of the sought after Village of Wethersfield.













Lounge Area

22' 9" + 2 recesses x 11' 6" (6.93m + 2 recesses x 3.51m)

Double glazed window to front aspect. Radiator. Feature fireplace with wood burning stove. Door to stairs

Dining Area

11' 2" + recess x 11' 6" (3.40m + recess x 3.51m)

Double glazed window to front aspect. Radiator

Ground Floor Bathroom

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

Kitchen

14' 9" x 5' 1" (4.50m x 1.55m)

Garden Room

10' 3" x 10' 2" + recess (3.12m x 3.10m + recess)

Double glazed window to side aspect. Double glazed French doors to rear garden. Tiled flooring.

Utility Room

Storage cupboard. Plumbing and space for washing machine. Wall mounted boiler.

Landing

Loft access. Storage cupboard.

Bedroom One

9' + recess x 12' 5" + recess (2.74m + recess x 3.78m + recess)

Double glazed skyline windows to rear aspect. Double glazed window to front aspect. Built in cupboards.

Bedroom Two

13' 3" x 6' 6" (4.04m x 1.98m)

Double glazed window to front aspect. Radiator.

Exterior

Courtyard garden leading to right of access to further garden, garage and off street parking for two cars.





welcome to

Sandhills Braintree Road, Wethersfield Braintree

- Two Double Bedroom Terraced House
- Well Presented Throughout
- Sought After Village of Wethersfield
- Off Street Parking for Two Cars
- Garage

Tenure: Freehold EPC Rating: F

guide price

£350,000 - £375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor assess (including any total floor area), openings and orientation we approximate. No obtain are guaranteed, they cannot be neled upon for any purpose and they do not from part of any agreement. No liability is taken for any error, unisasin or nisetatement. A party regular only upon its own expectations. Overeint of upon the week bookparts of the week bookparts.

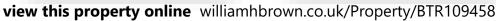








Please note the marker reflects the postcode not the actual property





Property Ref: BTR109458 - 0003 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 guidance 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.





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