



**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.



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## 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 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 party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:  
BTR109458 - 0003

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