



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



welcome to

Sandhills, Braintree Road, Wethersfield, Braintree

Step into charm and character with this delightful Victorian cottage, thoughtfully extended and beautifully presented throughout. Located on the outskirts of the ever-popular Wethersfield, this home offers two generous double bedrooms and a warm, welcoming feel.



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
Council Tax Band: C

offers in the region of
£325,000



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 - 0005

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