

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.





## 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 Council Tax Band: C

offers in the region of

£325,000





Ground Floor











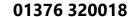
postcode not the actual property





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