



**Worcester Close, Braintree, CM7 1EH**

**welcome to**

**Worcester Close, Braintree**

\*\* GUIDE PRICE £400,000 - £425,000 \*\* William H Brown are pleased to offer this four bedroom detached family home ideally situated in a quiet cul-de-sac on Braintree's south side, providing easy access to the town centre.



### **Hallway**

Radiator. Stairs to first floor. Under stairs storage. Doors leading to:-

### **Cloakroom**

Obscure double glazed window to side aspect. Low level WC. Pedestal hand wash basin. Radiator.

### **Lounge**

9' 7" x 17' 8" ( 2.92m x 5.38m )

Double glazed window to front aspect. Double glazed French doors to rear garden.

### **Dining Room**

7' 7" x 10' 5" ( 2.31m x 3.17m )

Double glazed window to front aspect. Radiator. Door leading to:-

### **Kitchen**

6' 7" x 15' 7" ( 2.01m x 4.75m )

Two double glazed windows to rear aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring gas hob and over head extractor fan. Integrated dishwasher and fridge freezer. Space and plumbing for washing machine.

### **First Floor Landing**

Double glazed window to rear aspect. Loft access.

### **Bedroom One**

9' 7" x 13' 8" ( 2.92m x 4.17m )

Double glazed window to front aspect. Radiator.

### **En-Suite**

Obscure double glazed window to rear aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin.

### **Bedroom Two**

13' 8" max x 8' 6" ( 4.17m max x 2.59m )

Double glazed window to front aspect. Radiator.

### **En-Suite**

Obscure double glazed window to rear aspect. Walk in double shower cubicle. Low level WC. Pedestal hand wash basin.

### **Bedroom Three**

7' 7" + recess x 7' 8" ( 2.31m + recess x 2.34m )

Double glazed window to front aspect. Radiator.

### **Bedroom Four**

8' 6" x 5' 9" ( 2.59m x 1.75m )

Double glazed window to rear aspect. Radiator.

### **Front Of Property**

Driveway providing off street parking leading to garage.

### **Rear Garden**

Commencing with patio area and remainder laid to lawn. Enclosed by brick and panel fencing.

### **Garage**

18' 8" x 8' 5" ( 5.69m x 2.57m )

Up and over door. Power and lighting. Door leading to rear garden.



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welcome to

## Worcester Close, Braintree

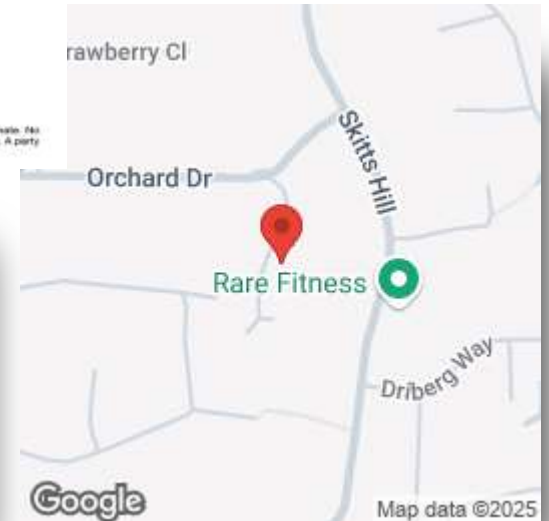
- Four Bedroom Detached House
- Refurbished Throughout

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- Quiet Cul-De-Sac Location
- Easy Access to Town Centre
- Double Glazing

Tenure: Freehold EPC Rating: C

guide price

**£400,000 - £425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109514 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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