



Tortoiseshell Way, BRAINTREE, CM7 1WG

welcome to

Tortoiseshell Way, BRAINTREE

****GUIDE PRICE £400,000 - £425,000**** William H Brown are pleased to offer this spacious and well presented three bedroom detached family home situated in a sought after location within walking distance to Braintree Railway Station and easy access to A120 / A131



Hallway

Double glazed window to side aspect. Stairs to first floor. Luxury vinyl flooring.

Ground Floor Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator.

Lounge/ Diner

17' 6" x 17' 4" max (5.33m x 5.28m max)

L'shaped. Double glazed window to front, side and rear aspect. Two radiators. Electric fire. Built in cupboard. Double glazed sliding patio doors to

Conservatory

12' 3" x 12' 1" (3.73m x 3.68m)

Brick built. Double glazed windows all around. Double glazed French doors to rear garden.

Kitchen

17' 5" x 10' 4" (5.31m x 3.15m)

L'shaped. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Hot water tap. Integrated induction hob with overhead extractor fan. Integrated fridge freezer, double oven and dishwasher. Plumbing and space for washing machine and tumble dryer. Cupboard housing boiler. Radiator. Breakfast bar. Luxury vinyl flooring. Double glazed door to rear garden.

Landing

Loft access. Airing cupboard.

Bedroom One

11' 4" x 10' 8" (3.45m x 3.25m)

Double glazed window to front aspect. Radiator.

En-Suite

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

Bedroom Two

10' 3" x 8' 1" (3.12m x 2.46m)

Double glazed window to front and side aspect. Radiator.

Bedroom Three

9' 4" x 7' 1" (2.84m x 2.16m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath. Low level WC. Pedestal hand wash basin. Heated towel rail.

Garden

Landscaped rear garden with patio leading area, Lawn. Shrub borders. Enclosed by panel fencing.

Parking

Driveway leading to garage.

Garage

17' x 8' 2" (5.18m x 2.49m)

Up and over door with power and lighting.



view this property online williamhbrown.co.uk/Property/BTR108905



welcome to

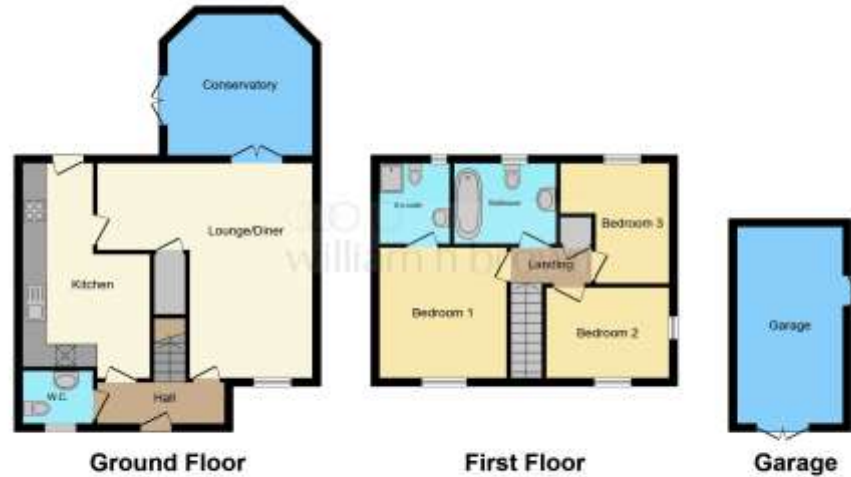
Tortoiseshell Way, BRAINTREE

- Three Bedroom Detached House
- En-Suite
- Conservatory
- Sought After Location
- Double Glazing

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£400,000 - £425,000



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.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR108905](https://www.williamhbrown.co.uk/Property/BTR108905)



Property Ref:
BTR108905 - 0004

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.

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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)