

Rosamund, Braintree Road, Wethersfield, Braintree, CM7 4AF

welcome to

Rosamund, Braintree Road, Wethersfield, Braintree

* GUIDE PRICE £450,000-£500,000* Nestled in a tranquil countryside setting, this property enjoys easy access to scenic walking routes and is just a short stroll from the local village. Conveniently located to Braintree Town Centre and Train Station-offering direct connections to London Liverpool St













Kitchen / Breakfast Room

14' 3" x 7' 9" (4.34m x 2.36m)

Three windows to rear aspect. Range of matching base and eye level units with work surface over incorporating a butler sink with hot and cold mixer taps. Four ring hob and over head extractor fan. Space and plumbing for appliances.

Hallway

Window to front aspect. Stairs to first floor.

Lounge

14' 2" x 12' 7" (4.32m x 3.84m)

Window to front aspect. French doors leading to rear garden. Feature fireplace with a wood burning stove.

Snug /Dining Room

14' 6" x 12' 7" (4.42m x 3.84m)

Window to front aspect. French doors to rear garden. Features a large original Inglenook fireplace equipped with a Herald wood burning stove.

Landing

Doors leading to

Bedroom One

15' 9" x 14' 8" (4.80m x 4.47m)

Windows to front and rear aspect. Large room with character features and built-in storage, tastefully decorated with rustic wooden doors.

Bedroom Two

8' 9" x 15' 4" (2.67m x 4.67m)

Windows to front and rear aspect. Large room with character features and built-in storage, tastefully decorated with rustic wooden doors.

Bathroom

5' 8" x 5' 7" (1.73m x 1.70m)

Obscure window to front aspect. Walk in shower cubicle. Low level WC. Vanity hand wash basin. Stylishly updated with modern tiling for a fresh, contemporary feel.

Greenhouse

9' 1" x 6' 8" (2.77m x 2.03m) Connected to Power

Outbuilding

12' 3" x 9' 8" (3.73m x 2.95m) Connected to Power

Outbuilding

9' 7" x 9' 7" (2.92m x 2.92m) Connected to Power

Garden

The garden is truly a centrepiece, featuring a well-maintained lawn, vibrant flower beds, and multiple patios for relaxation or entertainment.

Parking

There is a gravel and gated driveway for three to four vehicles.





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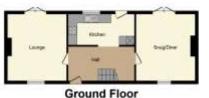
- Charming Character Features Throughout
- Wood Burning Stove
- Two Double Bedrooms
- Tastefully Modernised
- Outbuildings

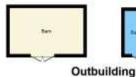
Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C



£450,000 - £500,000







First Floor

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Please note the marker reflects the postcode not the actual property

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Property Ref: BTR109568 - 0002 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.





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