



Rushmoor Drive, Braintree, CM7 1TW

welcome to

Rushmoor Drive, Braintree

William H Brown are pleased to offer this three bedroom detached family home situated in the popular Heathlands Development and conveniently located within walking distance to Freeport Shopping Village, Railway Station and Town Centre.



Entrance Hall

Double glazed window to side aspect. Doors leading to:-

Cloakroom

Obscure double glazed window. Low level WC. Pedestal hand basin.

Lounge / Diner

19' 5" x 16' 11" (5.92m x 5.16m)

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

Kitchen

10' 6" x 8' 3" (3.20m x 2.51m)

Double glazed window to rear aspect. Door to rear garden. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated dishwasher. Integrated oven with four ring gas hob and over head extractor fan. Space and plumbing for washing machine, Space for fridge freezer.

Landing

Airing cupboard. Doors leading to:-

Bedroom One

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to rear aspect. Radiator.

En-Suite

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

Bedroom Two

10' 4" x 9' 11" (3.15m x 3.02m)

Double glazed window to front aspect. Radiator

Bedroom Three

11' 8" x 6' 9" (3.56m x 2.06m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect. Side panel bath. Low level WC. Pedestal hand wash basin. Heated towel rail.

Rear Garden

Good size rear garden. Shrubs. Enclosed by fencing.

Parking

Double length driveway providing off street parking leading to Garage.

Garage

19' 2" extending to x 9' 2" (5.84m extending to x 2.79m)



view this property online williamhbrown.co.uk/Property/BTR109447



welcome to

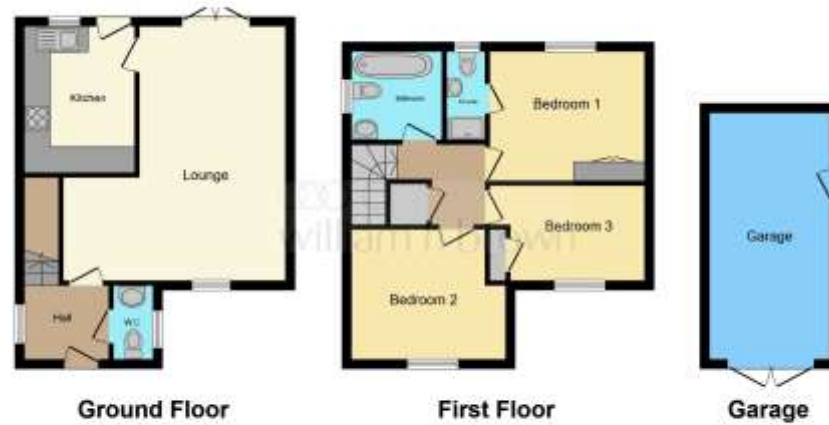
Rushmoor Drive, Braintree

- Three Bedroom Detached House
- En-Suite
- Double Glazing
- Gas Central Heating
- Open Plan Lounge / Diner

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

offers in excess of

£375,000



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/BTR109447



Property Ref:
BTR109447 - 0003

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