



**Springfields, Braintree, CM77 6GE**

**welcome to**

**Springfields, Braintree**

**\*\* GUIDE PRICE £325,000 - £350,000 \*\*** William H Brown are pleased to offer this well presented three bedroom family home conveniently situated between Braintree & Rayne and giving excellent access to the A120, Braintree Town Centre and direct links to London Liverpool Street.



## Hallway

Radiator. Doors leading to:-

## Cloakroom

Obscure double glazed window to front aspect. Low level WC. Wall mounted hand wash basin vanity unit. Heated towel rail.

## Lounge

12' 4" x 17' 5" max + recess ( 3.76m x 5.31m max + recess )  
Double glazed window to front aspect. Radiator.  
Stairs to first floor.

## Dining Room

10' 7" x 7' 7" ( 3.23m x 2.31m )  
Double glazed French doors to Conservatory.  
Radiator. Under stairs cupboard.

## Kitchen

7' 4" x 11' 5" ( 2.24m x 3.48m )  
Double glazed window to Conservatory. 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. Four ring gas hob. Extractor fan. Integrated dishwasher. Plumbing and space for washing machine. Wall mounted boiler.

## Conservatory

9' 8" x 15' 8" ( 2.95m x 4.78m )  
Double glazed window and brick all around. Double glazed French doors to rear garden. Cozy roof. Tiled flooring. Radiator.

## Landing

Loft access. Radiator. Airing cupboard.

## Bedroom One

9' x 10' 6" max ( 2.74m x 3.20m max )  
Double glazed window to rear aspect. Radiator.  
Double built in wardrobe. Door leading to:-

## En-Suite

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

wash basin. Heated towel rail. Shaver point. Extractor fan.

## Bedroom Two

10' 4" x 8' 8" ( 3.15m x 2.64m )  
Double glazed window to front aspect. Radiator.

## Bedroom Three

6' 5" x 9' 4" ( 1.96m x 2.84m )  
Double glazed window to front aspect. Radiator.

## Bathroom

Side panelled bath with hot and cold mixer taps and shower attachment. Low level WC. Pedestal hand wash basin. Extractor fan. Shaver point.

## Exterior

Commencing with patio seating area and remainder laid to lawn. Shrub borders. Shed. Enclosed by panel fencing. Door leading to garage. Driveway to front providing off street parking.

## Garage

8' 5" x 17' 6" ( 2.57m x 5.33m )  
Up and over door. Power and lighting.



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## welcome to Springfields, Braintree

- 3 Bedroom Semi-Detached House
- En-Suite
- Gas Central Heating
- Conservatory with Cozy Roof
- Easy Access to A120 & Braintree Shopping Village

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

guide price

**£325,000 - £350,000**



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

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Property Ref:  
BTR109673 - 0003

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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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