



Barryfields, Shalford, Braintree, CM7 5HJ

welcome to

Barryfields, Shalford, Braintree

**** GUIDE PRICE £425,000 - £450,000 **** William H Brown are pleased to offer this spacious and well-presented three / four-bedroom semi-detached family home situated in a quiet cul-de-sac in the popular Village of Shalford and within walking distance to the local pub.



Entrance Porch

Double glazed window. Radiator. Door leading to:-

Lounge

19' 11" max x 12' 10" (6.07m max x 3.91m)

Double glazed window to front aspect. Stairs to first floor. Radiator.

Kitchen / Breakfast Room

19' 10" narrowing to 17' 6" x 19' 4" (6.05m narrowing to 5.33m x 5.89m)

Double glazed windows and French doors to rear garden. Range of bespoke matching units with work surface over incorporating a sink drainer with hot and cold mixer taps. Three integrated ovens and microwave. Central island / breakfast bar with further units, induction hob and wine cooler. Space and plumbing for dishwasher. Two radiators.

Utility Room

9' 1" x 4' 10" (2.77m x 1.47m)

Double glazed door to side aspect. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Radiator. Plumbing and space for washing machine and tumble dryer. Door leading to:-

Ground Floor Cloakroom

8' 3" x 3' 6" (2.51m x 1.07m)

Double glazed window to side aspect. Low level WC
Hand wash basin.

Playroom / Bedroom Four

9' 2" x 8' 5" (2.79m x 2.57m)

Double glazed window to rear aspect. Radiator.

Landing

Radiator. Doors leading to:-

Bedroom One

19' 6" x 9' 2" (5.94m x 2.79m)

Double glazed window to front and rear aspect.
Radiator. Fitted wardrobe. Door leading to:-

En-Suite

9' 6" max x 5' 4" (2.90m max x 1.63m)

Obscure double glazed window to rear aspect. Walk in shower. Vanity hand wash basin. Low level WC.
Tiled flooring. Under floor heating.

Bedroom Two

13' 11" x 8' 1" (4.24m x 2.46m)

Double glazed window to front aspect. Radiator.

Bedroom Three

10' 2" narrowing to 6' 7" x 7' 5" (3.10m narrowing to 2.01m x 2.26m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect.
P'shaped bath with hot and cold mixer taps and overhead shower. Low level WC. Pedestal hand wash basin. Wall mounted heated towel rail. Tiled flooring.
Under floor heating.

Garden

Landscaped rear garden commencing with decked seating area and remainder laid to lawn. Enclosed by panel fencing. Gate leading to front.

Parking

Driveway providing off street parking for multiple cars leading to Garage.

Garage

16' 7" x 9' 8" (5.05m x 2.95m)

Up and door. Power and lighting.



view this property online williamhbrown.co.uk/Property/BTR109689



welcome to

Barryfields, Shalford Braintree

- Three / Four Bedroom Family Home
- Well Presented Throughout
- En-Suite
- Playroom / Bedroom Four
- Good Size Rear Garden

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

guide price

£425,000 - £450,000



Ground Floor



First Floor

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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109689



Property Ref:
BTR109689 - 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.

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