



The Ridgeway, Braintree, CM7 1EB

welcome to

The Ridgeway, Braintree

**** GUIDE PRICE £325,000 - £350,000 **** William H Brown are pleased to present this spacious three bedroom semi-detached home, ideally located within walking distance of Braintree Railway Station and High Street. Featuring generous living space, a well-maintained garden, and driveway parking.



Entrance Hall

Radiator. Stairs to first floor. Double glazed window. Doors leading to:-

Ground Floor Cloakroom

Low level WC. Vanity hand wash basin.

Lounge

13' 8" x 11' 1" (4.17m x 3.38m)

Double glazed window to front aspect

Dining Room

10' 2" x 10' 2" (3.10m x 3.10m)

Kitchen

16' 4" x 10' 2" (4.98m x 3.10m)

Double glazed window to rear aspect. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Space for range cooker. Overhead extractor fan. Plumbing and space for washing machine. Space for fridge freezer. Leading to

Conservatory

10' 5" x 10' 5" (3.17m x 3.17m)

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

Landing

Loft access. Doors leading to:-

Bedroom One

14' x 10' (4.27m x 3.05m)

Double glazed window to front aspect. Radiator.

Bedroom Two

11' 6" x 11' (3.51m x 3.35m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

10' 3" x 7' 2" (3.12m x 2.18m)

Double glazed window to front aspect. Radiator. Storage cupboard.

Bathroom

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

Rear Garden

Decked patio seating area leading down to lawn and further seating area to the rear. Shed. Enclosed by panel fencing. Side access gate.

Parking

Driveway providing off street parking.



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The Ridgeway, Braintree

- Spacious 3-Bedroom Semi-Detached Home
- Attractive Rear Garden with Decking
- Driveway Parking
- Prime Location
- Kitchen/Diner with Garden Access

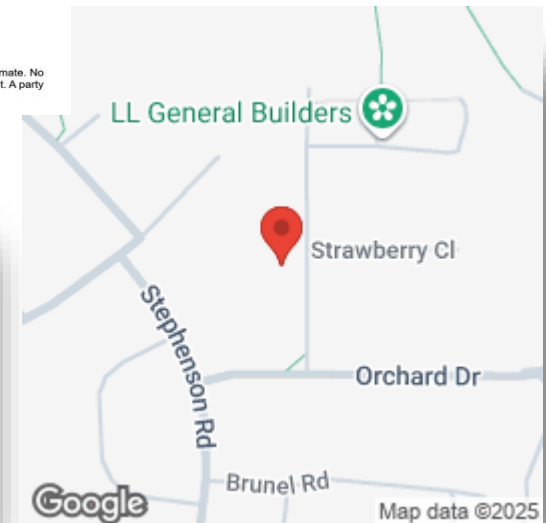
Tenure: Freehold EPC Rating: E
Council Tax Band: C

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.focalagent.com



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Property Ref:
BTR109952 - 0002

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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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk