



**Crown Meadow, Braintree, CM7 9EX**

**welcome to**

**Crown Meadow, Braintree**

**\*\* GUIDE PRICE £500,000 - £550,000 \*\*** William H Brown are pleased to offer this stunning four bedroom detached family home situated in the sought after Kings Park Development within walking distance to Lyons Hall Primary School, Blackwater Nature Reserve, Tesco's and good access to the A120.



### Hallway

Stairs to first floor. Doors leading to:-

### Lounge

13' 1" x 10' 2" ( 3.99m x 3.10m )

Double glazed window to front aspect. Shutter blinds. Feature fireplace. Radiator. Under stairs cupboard. Archway leading to:-

### Kitchen / Breakfast Room

15' 7" x 16' 4" ( 4.75m x 4.98m )

Double glazed window to rear aspect. Double glazed French doors to rear garden. Two double glazed skyline windows. Range of matching base and eye level units with oak work surface over incorporating a butler sink with hot and cold mixer tap. Range cooker to remain. Overhead extractor fan. Integrated dishwasher. Space for fridge freezer. Fitted island work surface with cupboards below and breakfast bar. Two radiators.

### Utility Room

Obscure double glazed door to side. Plumbing and space for washing machine and tumble dryer. Wall mounted boiler. Radiator. Door leading to:-

### Ground Floor Cloakroom

Obscure double glazed window to rear aspect. Shutter blinds. Low level WC. Wall mounted hand wash basin. Radiator.

### Dining Room

16' 3" x 7' 2" ( 4.95m x 2.18m )

Double glazed window to front aspect. Shutter blinds. Radiator.

### Landing

Loft access. Doors leading to:-

### Bedroom One

12' 1" x 8' 8" ( 3.68m x 2.64m )

Radiator. Fitted wardrobes. Leading to:-

### En-Suite / Dressing Room

Two double glazed window to front aspect. Shutter blinds. Range for floor to ceiling wardrobes. Radiator. Roll top bath. Vanity hand wash basin.

### Bedroom Two

9' 2" x 12' 8" ( 2.79m x 3.86m )

Double glazed window to front aspect. Shutter blinds. Radiator.

### Bedroom Three

9' 8" x 7' 5" ( 2.95m x 2.26m )

Double glazed window to rear aspect. Shutter blinds. Radiator.

### Bedroom Four

9' 2" x 9' 2" ( 2.79m x 2.79m )

Double glazed window to rear aspect. Shutter blinds. Radiator.

### Bathroom

Obscure double glazed window to Side panel bath with plumbed in overhead shower. Low level WC. Vanity hand wash basin. Heated towel rail. Shaver point.

### Garden

Fully paved low maintenance rear garden. Enclosed by panel fencing. Outside tap. Exterior lighting.

### Parking

Imprinted concrete driveway for multiple cars. Side access gate.



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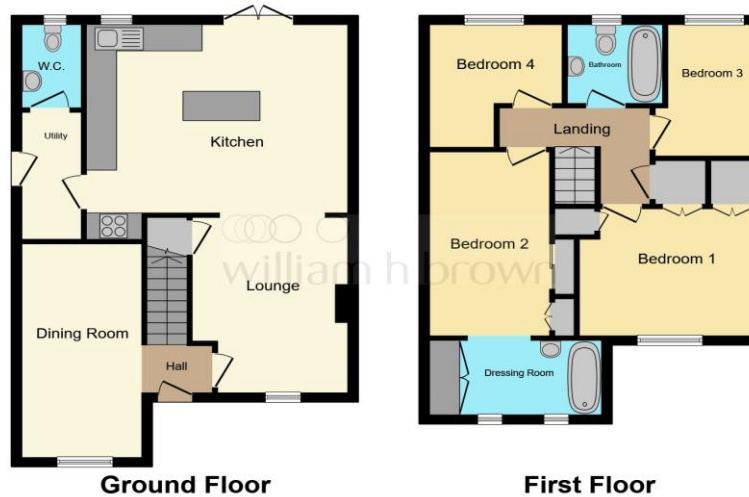
## Crown Meadow, Braintree

- Four Bedroom Detached Family Home
- En-suite / Dressing Room
- Sought After Kings Park Development
- Gas Central Heating
- Easy Access to A120

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

guide price

**£500,000 - £550,000**



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:  
BTR109962 - 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.



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