

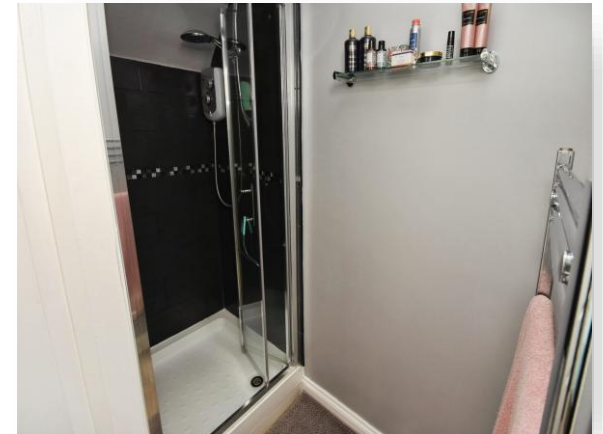


Tortoiseshell Way, Braintree, CM7 1ZL

welcome to

Tortoiseshell Way, Braintree

William H Brown are pleased to offer this stunning three-bedroom semidetached family home situated on a sought-after development within walking distance to Braintree Railway Station and easy access to the A120.



Porch

Dining Room

15' 3" max x 13' 5" (4.65m max x 4.09m)
Double glazed window to front and rear aspect.
Radiator, Storage cupboard. Stairs to first floor.

Kitchen / Breakfast Room

13' 11" x 9' 8" (4.24m x 2.95m)
Double glazed window to front aspect, Double glazed sliding patio door to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Built in double oven. Four ring electric ceramic hob and overhead extractor fan. Plumbing and space for washing machine and tumble dryer, Integrated slimline dishwasher. Cupboard housing boiler.

Lounge

13' 9" x 13' 5" (4.19m x 4.09m)
Double glazed window to front aspect. Double glazed French doors to rear garden. Radiator.

Landing

Loft access. Doors leading to:-

Bedroom One

13' 1" max x 13' 1" max (3.99m max x 3.99m max)
Double glazed window to front aspect. Double glazed skyline window. Radiator.

En-Suite

5' 11" x 2' 11" (1.80m x 0.89m)
Walk in shower cubicle.. Heated towel rail.

Bedroom Two

13' 1" max x 10' 8" max (3.99m max x 3.25m max)
Double glazed window to front aspect. Double glazed Velux window to rear aspect. Radiator.

Bedroom Three

10' 2" x 7' 3" (3.10m x 2.21m)
Double glazed window to front aspect, Radiator.

Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)
Double glazed skyline window. Panel enclosed bath with hot and cold mixer tap and overhead shower. Pedestal hand wash basin, Low level WC. Radiator.

Garden

Landscaped rear garden commencing with a patio seating area and remainder laid to lawn. Enclosed by panel fencing. Side access gate leading to front. Shed.

Parking

Block paved driveway providing off street parking for multiple cars.



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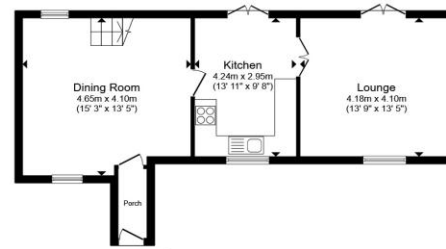
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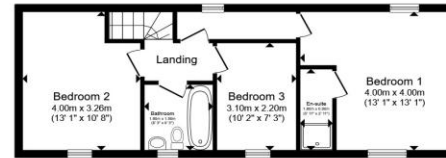
- Three Bedroom Family Home
- Semi-Detached
- En-Suite
- Sought After Development
- Walking Distance to Railway Station

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

£400,000



Ground Floor



First Floor

Total floor area 98.4 m² (1,059 sq.ft.) approx

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.propertybox.io


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
BTR109984 - 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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