

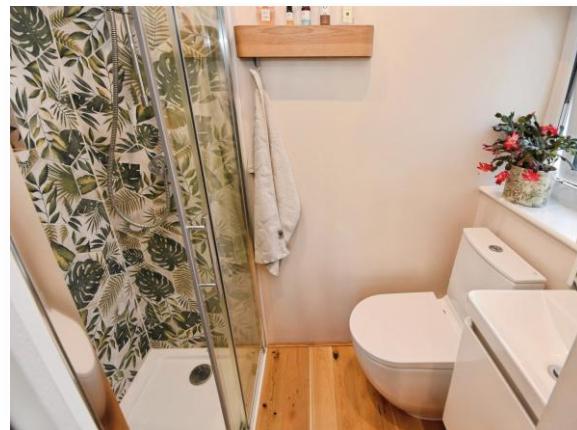


Kynaston Road, Panfield. Braintree. CM7 5AA

welcome to

Kynaston Road, Panfield, Braintree

** GUIDE PRICE £600,000 - £650,000** William H Brown are delighted to present this impressive and generous three bedroom detached bungalow set on a substantial plot, located in the desirable village of Panfield, just a short walk from the local pub and scenic countryside paths.



Entrance Porch

Double glazed windows to side aspect. Door leading to:-

Hallway

Loft access. Storage cupboard. Doors leading to:-

Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)

Triple glazed windows to front and side aspect. Built in wardrobe.

En-Suite

5' 11" x 3' 7" (1.80m x 1.09m)

Obscure double glazed window to side aspect. Low level WC. Wall mounted hand wash basin vanity unit. Shower.

Bedroom Two

12' 2" x 11' 10" (3.71m x 3.61m)

Triple glazed windows to front and side aspect. Built in wardrobe.

Bedroom Three

11' 10" x 10' 10" (3.61m x 3.30m)

Triple glazed window to side aspect. Built in wardrobe.

Bathroom

9' 11" x 9' 6" (3.02m x 2.90m)

Triple glazed window to side aspect. Corner bath with hot and cold mixer taps and shower. Low level WC. Vanity hand wash basin. Storage cupboard.

Lounge / Kitchen / Diner

14' 6" x 27' 7" (4.42m x 8.41m)

Triple glazed window to rear aspect. Double glazed bi-fold doors to rear garden. Range of matching base and eye level units with solid oak work surface over incorporating an inset ceramic sink with hot and cold mixer taps. Integrated oven, microwave, fridge freezer, dish washer. Space and plumbing for washing machine. Five ring gas hob.

Garden

Large rear garden is approximately 1000 square meters. Commences with decked seating area and then predominately laid to lawn. Enclosed by panel fencing. Side access. Shed and Summer house.

Shed

19' 8" x 13' 1" (5.99m x 3.99m)

Summer House

12' 10" x 16' 5" (3.91m x 5.00m)

Parking

Off street parking for multiple cars.



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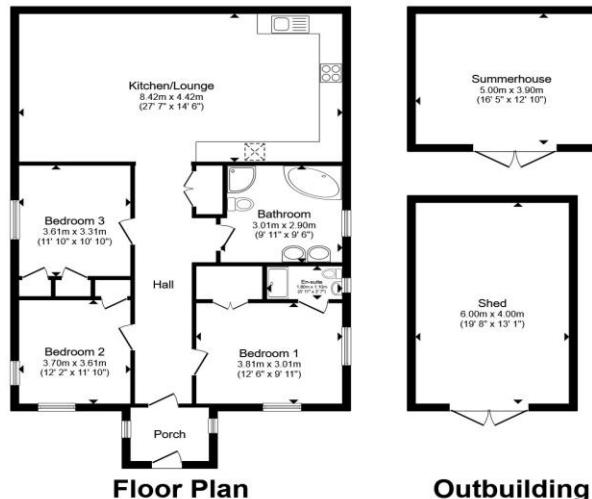
- Detached Bungalow
- Three Bedrooms
- Well Presented Throughout
- Sought After Village of Panfield
- Air Source Heat Pump

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£600,000 - £650,000



Total floor area 120.9 m² (1,302 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



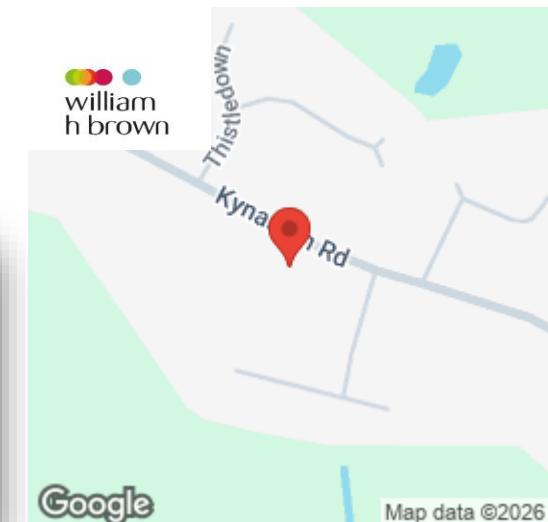
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Property Ref:
BTR109998 - 0004

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.



Please note the marker reflects the postcode not the actual property



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