



**Chapel Hill, Braintree, CM7 3QX**

**welcome to**

## **Chapel Hill, Braintree**

**\*\* GUIDE PRICE £300,000 - £325,000 \*\*** William H Brown are pleased to offer this three bedroom semi-detached family home situated within easy access to the town centre, mainline station to London Liverpool Street and Freeport Shopping Village.



**Entrance Porch**

Double glazed door. Double glazed window to side aspect. Door leading to:-

**Cloakroom**

Obscure double glazed window to side aspect. Low level WC, Pedestal hand wash basin.

**Kitchen / Diner**

21' 11" x 16' 3" ( 6.68m x 4.95m )

Double glazed bay window to front aspect. Stairs to first floor. Radiator. Storage cupboard. Range of wall and base units with work surfaces incorporating stainless steel sink drainer with hot and cold mixer tap. Inset spot lights to ceiling. Wood effect flooring. Space for cooker. Overhead extractor ran. Plumbing and space for washing machine, Space for fridge freezer.

**Lounge**

12' 4" x 12' 4" ( 3.76m x 3.76m )

Double glazed French doors to garden. Double glazed window to rear aspect. Wood effect flooring. Radiator. Integrated media unit with shelving. Inset spotlights to ceiling.

**Landing**

Double glazed window to side aspect. Loft access.

**Bedroom One**

10' 6" x 10' 2" ( 3.20m x 3.10m )

Double glazed window to front aspect. Radiator.

**Bedroom Two**

10' 10" x 10' 2" ( 3.30m x 3.10m )

Double glazed window to rear aspect. Radiator. Built in cupboard.

**Bedroom Three**

7' 10" x 6' 3" ( 2.39m x 1.91m )

Double glazed window to rear aspect. Radiator.

**Bathroom**

6' 3" x 6' 3" ( 1.91m x 1.91m )

Obscure double glazed window to front aspect. Enclosed panelled bath with shower over. Low level WC, Hand wash hand basin. Heated towel rail. Tiled flooring and walls.

**Parking**

Driveway to the front for three cars.

**Rear Garden**

Commencing with a large patio seating area and remainder laid to lawn with shrub borders. Summer house to rear. Enclosed by panelled fencing.

**Cabin / Summer House**

7' 3" x 16' 3" ( 2.21m x 4.95m )



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## Chapel Hill, Braintree

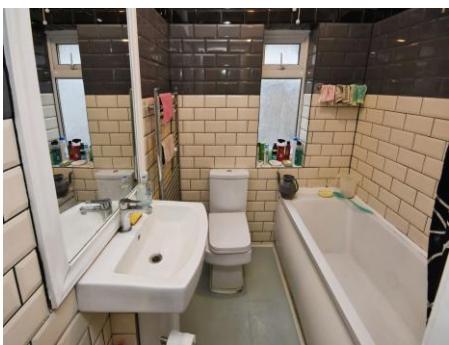
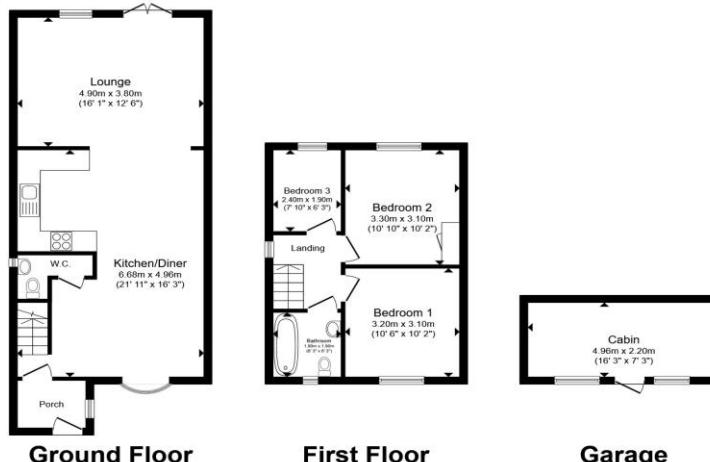
- Three Bedroom House
- Kitchen / Breakfast Room
- Double Glazing
- Gas Central Heating
- Close to Town & Station

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

**£300,000 - £325,000**



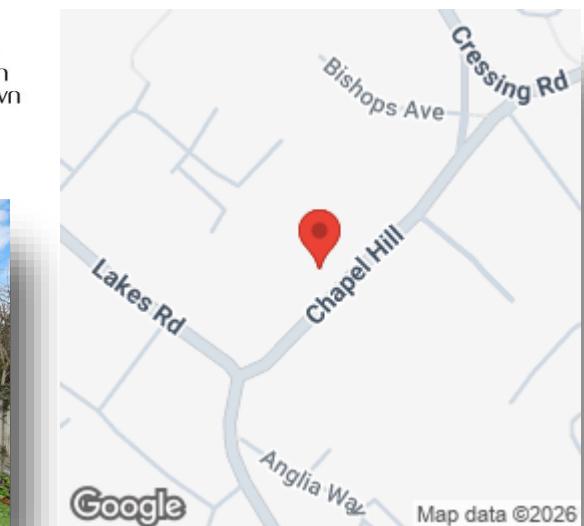
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Property Ref:  
BTR110017 - 0002

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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.



Please note the marker reflects the postcode not the actual property



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