



**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 fan. 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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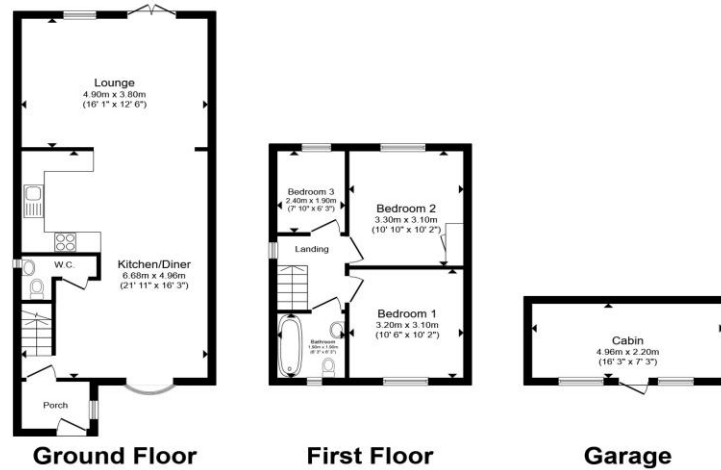
## Chapel Hill, Braintree

- 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**



Total floor area 98.8 m<sup>2</sup> (1,063 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:  
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.

  
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