



Clarks Wood Drive, Braintree, CM7 3LD

welcome to

Clarks Wood Drive, Braintree

** GUIDE PRICE £500,000 - £550,000 **William H Brown are delighted to present this beautifully maintained and generously proportioned four-bedroom detached family home, ideally located in a quiet cul-de-sac situated within walking distance to Tesco's, Lyons Hall Primary & Alec Hunter Academy.



Hallway

Radiator. Stairs to first floor. Understairs cupboard.
Tiled flooring. Doors leading to:-

Cloakroom

Low level WC. Pedestal hand wash basin.

Lounge

16' 5" x 11' 6" (5.00m x 3.51m)
Two double glazed windows to front aspect.
Radiator. Feature fireplace with log burner. Carpets.
Pendant lighting. Doors leading to:-

Snug

11' 2" x 10' 2" (3.40m x 3.10m)
Double glazed French doors to rear garden. Carpets.
Pendant lighting. Door leading to:-

Dining Room

11' 6" x 7' 10" (3.51m x 2.39m)
Double glazed window to front aspect. Radiator.
Carpets. Pendant lighting.

Kitchen

11' 2" x 17' 9" (3.40m x 5.41m)
Double glazed window to rear aspect. Range of
matching base and eye level units with work surface
over incorporating a stainless steel sink drainer with
hot and cold mixer tap. Integrated induction hob
with overhead extractor fan. Built in double oven.
Integrated dishwasher and fridge freezer. Breakfast
bar. Tiled flooring. Opening to:-

Utility Room

6' 3" x 5' 3" (1.91m x 1.60m)
Double glazed 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 tap. Plumbing and space for
washing machine and tumble dryer. Radiator. Tiled
flooring. Pendant lighting.

Landing

Radiator. Loft access.

Bedroom One

14' x 17' 8" (4.27m x 5.38m)
Two double glazed windows to front aspect.
Radiator. Carpets. Pendant lighting. Storage
cupboard. Door leading to:-

En-Suite

8' 4" x 5' 3" (2.54m x 1.60m)
Two obscure double glazed windows to front aspect.
Walk in shower cubicle. Low level WC. Vanity hand
wash basin. Laminate flooring.

Bedroom Two

12' 5" x 10' 10" (3.78m x 3.30m)
Double glazed window to rear aspect. Radiator,
Carpets. Pendant lighting.

Bedroom Three

9' 3" x 8' (2.82m x 2.44m)
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Bedroom Four

7' 11" x 7' 3" (2.41m x 2.21m)
Double glazed window to rear aspect. Radiator,
Carpets. Pendant lighting.

Bathroom

7' 11" x 7' 3" (2.41m x 2.21m)
Obscure double glazed window to side aspect. Side
panel bath. Low level WC. Vanity hand wash basin.
Walk in shower cubicle. Shaver point, Laminate
flooring.

Garden

Large rear garden commencing with decked seating
area with pergola and remainder laid to lawn. Mature
tree and shrub borders. Enclosed by panel fencing.

Parking

Driveway providing off street parking for multiple
cars leading to double garage.

Garage

18' 3" x 18' 3" (5.56m x 5.56m)
Up and over door.



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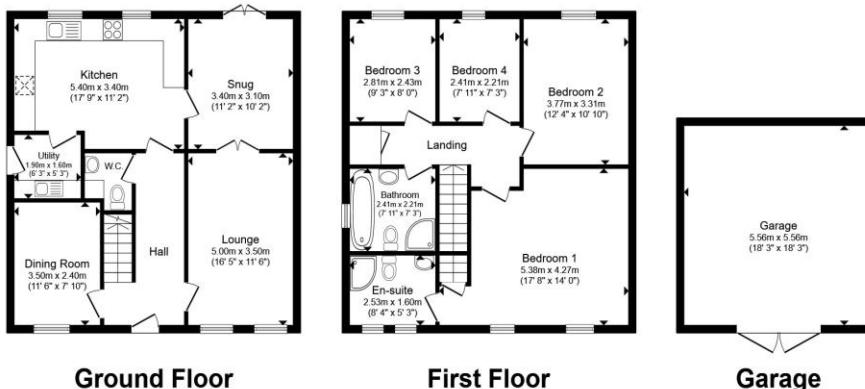
welcome to

Clarks Wood Drive, Braintree

- Four Double Bedroom Family Home
- Detached
- En-Suite
- Three Reception Rooms
- Walking Distance to Tesco's

Tenure: Freehold EPC Rating: D

Council Tax Band: E



guide price

£500,000 - £550,000

Total floor area 161.8 m² (1,742 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



Please note the marker reflects the postcode not the actual property



Property Ref:
BTR110073 - 0002

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.



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk