



Shelduck Crescent, Great Notley, Braintree CM77 7YF

welcome to

Shelduck Crescent, Great Notley, Braintree

**** GUIDE PRICE £425,000 - £450,000 ** SOLD PRIOR TO MARKETING!**

A beautifully presented three-bedroom detached home in the sought-after road Shelduck Crescent, offering a spacious layout, rear garden, garage, and driveway. Perfect for families or those seeking a modern, move-in-ready property.



Hallway

Ground Floor Cloakroom

Lounge

14' 11" x 10' 10" (4.55m x 3.30m)

Kitchen / Diner

9' 10" x 26' 7" (3.00m x 8.10m)

Utility Room

9' 6" x 9' 2" (2.90m x 2.79m)

Landing

Bedroom One

10' 8" x 10' 8" (3.25m x 3.25m)

En-Suite

4' 7" x 8' 2" (1.40m x 2.49m)

Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m)

Bedroom Three

7' 7" x 9' 6" (2.31m x 2.90m)

Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

Garden

Parking

Garage

9' 6" x 8' 6" (2.90m x 2.59m)



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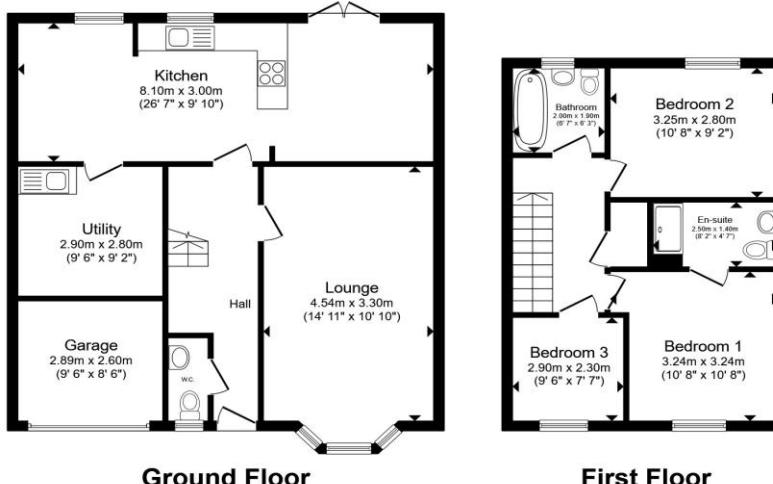
- SOLD PRIOR TO MARKETING!
- Three Bedroom Detached Family Home
- Ensuite to Master
- Close to Amenities & Transport Links
- Garage & Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

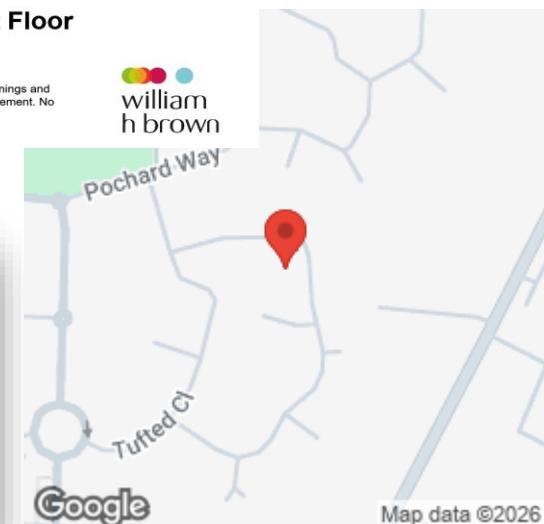
guide price

£425,000



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Total floor area 112.4 m² (1,210 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:
BTR110090 - 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.

 william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk