



Bedford Close, Braintree, CM7 9LN

welcome to

Bedford Close, Braintree

** GUIDE Price £325,000 - £335,000 ** William H Brown are pleased to offer this spacious and well presented three bedroom family home situated on the popular Fairview Development within walking distance to Great Bradfords Primary School, Blackwater Nature Reserve and local amenities.



Hallway

Doors leading to

Study

10' 1" x 8' (3.07m x 2.44m)

Double glazed window to front aspect. Radiator.

Engineered oak flooring.

Cloakroom

Low level WC. Pedestal hand wash basin. Radiator.

Lounge

11' 9" x 14' 8" (3.58m x 4.47m)

Double glazed window to front aspect. Stairs to first floor. Radiator. Feature fireplace with inset electric fire.

Kitchen / Diner

20' 4" x 8' 9" (6.20m x 2.67m)

Double glazed window to rear aspect. Double glazed door to rear garden. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Storage cupboard. Radiator.

Inner Lobby / Utility Area

Space for fridge. Space for tumble dryer.

Landing

Doors leading to

Bedroom One

12' 9" x 11' (3.89m x 3.35m)

Double glazed window to front aspect. Radiator. Built in storage cupboard.

Bedroom Two

11' 7" + recess x 9' 3" + recess (3.53m + recess x 2.82m + recess)

Double glazed window to rear aspect. Airing cupboard. Built in wardrobe.

Bedroom Three

9' x 9' (2.74m x 2.74m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Panel enclosed bath. Heated towel rail.

Rear Garden

Commencing with patio seating area. Remainder laid to lawn. Shed. Mature tree and shrub borders. enclosed by panel fencing.

Parking

Driveway providing off street parking for two cars. Gated access to rear garden.



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Bedford Close, Braintree

- Three Bedroom Family Home
- Situated on the popular Fairview Development
- Walking Distance to Gt Bradfords Primary School
- Close to Blackwater Nature Reserve
- Off Street Parking for Two Cars

Tenure: Freehold EPC Rating: D

guide price

£325,000 - £335,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings 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.floorart.com



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Property Ref:
BTR109020 - 0002

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