



**Crown Meadow, Braintree, CM7 9EX**

**welcome to**

## **Crown Meadow, Braintree**

**\*\* GUIDE PRICE £450,000 - £475,000 \*\*** William H Brown are pleased to offer this stunning four bedroom detached family home situated in the sought after Kings Park Development within walking distance to Lyons Hall Primary School, Blackwater Nature Reserve, Tesco's and easy access to the A120.



## **Hallway**

Stairs to first floor. Doors leading to:-

## **Lounge**

13' 1" x 10' 2" ( 3.99m x 3.10m )

Double glazed window to front aspect. Shutter blinds. Feature fireplace. Radiator. Under stairs cupboard. Archway leading to:-

## **Kitchen / Breakfast Room**

15' 7" x 16' 4" ( 4.75m x 4.98m )

Double glazed window to rear aspect. Double glazed French doors to rear garden. Two double glazed skyline windows. Range of matching base and eye level units with oak work surface over incorporating a butler sink with hot and cold mixer tap. Range cooker to remain. Overhead extractor fan. Integrated dishwasher. Space for fridge freezer. Fitted island work surface with cupboards below and breakfast bar. Two radiators.

## **Utility Room**

Obscure double glazed door to side. Plumbing and space for washing machine and tumble dryer. Wall mounted boiler. Radiator. Door leading to:-

## **Ground Floor Cloakroom**

Obscure double glazed window to rear aspect. Shutter blinds. Low level WC. Wall mounted hand wash basin. Radiator.

## **Dining Room**

16' 3" x 7' 2" ( 4.95m x 2.18m )

Double glazed window to front aspect. Shutter blinds. Radiator.

## **Landing**

Loft access. Doors leading to:-

## **Bedroom One**

12' 1" x 8' 8" ( 3.68m x 2.64m )

Radiator. Fitted wardrobes. Leading to:-

## **En-Suite / Dressing Room**

Two double glazed window to front aspect. Shutter blinds. Range for floor to ceiling wardrobes. Radiator. Roll top bath. Vanity hand wash basin.

## **Bedroom Two**

9' 2" x 12' 8" ( 2.79m x 3.86m )

Double glazed window to front aspect. Shutter blinds. Radiator.

## **Bedroom Three**

9' 8" x 7' 5" ( 2.95m x 2.26m )

Double glazed window to rear aspect. Shutter blinds. Radiator.

## **Bedroom Four**

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

Double glazed window to rear aspect. Shutter blinds. Radiator.

## **Bathroom**

Obscure double glazed window to Side panel bath with plumbed in overhead shower. Low level WC. Vanity hand wash basin. Heated towel rail. Shaver point.

## **Garden**

Fully paved low maintenance rear garden. Enclosed by panel fencing. Outside tap. Exterior lighting.

## **Parking**

Imprinted concrete driveway for multiple cars. Side access gate.



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## Crown Meadow, Braintree

- Four Bedroom Detached Family Home
- En-suite / Dressing Room
- Sought After Kings Park Development
- Gas Central Heating
- Easy Access to A120

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£450,000 - £475,000**



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Property Ref:  
BTR109962 - 0005

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Please note the marker reflects the postcode not the actual property



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)