



**Currants Farm Road, Braintree, CM7 5UF**



**welcome to**

**Currants Farm Road, Braintree**

**\*\* GUIDE PRICE £325,000 - £350,000 \*\*** William H Brown are pleased to offer this spacious three double bedroom semi detached family home situated in a convenient location in Braintree overlooking the local park and walking distance to local amenities.



### **Entrance Hall**

Doors leading to:-

### **Lounge / Diner**

19' 7" x 10' 4" ( 5.97m x 3.15m )

Double glazed window to front aspect, double glazed sliding patio doors to conservatory, radiator, laminate flooring, gas fire.

### **Dining Room**

9' 3" x 7' 2" ( 2.82m x 2.18m )

Double glazed door and window to side, radiator.

### **Kitchen / Breakfast Room**

8' 6" x 13' 7" ( 2.59m x 4.14m )

Double glazed window to side aspect, double glazed French doors leading to garden, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, plumbing for washing machine, space for fridge/freezer, integrated oven and electric hob with extractor fan over.

### **Conservatory**

6' 5" x 9' 1" ( 1.96m x 2.77m )

Double glazed windows to all sides and door to garden.

### **Landing**

Loft access, doors leading to:-

### **Master Bedroom**

14' 4" x 10' 2" ( 4.37m x 3.10m )

Double glazed window to front, radiator, built in cupboard.

### **Bedroom Two**

9' 4" x 10' 5" ( 2.84m x 3.17m )

Double glazed window to rear, radiator, built in cupboard.

### **Bedroom Three**

9' 3" x 9' 2" ( 2.82m x 2.79m )

Double glazed window to rear, radiator, built in cupboard.

### **Bathroom**

6' 2" x 8' 5" ( 1.88m x 2.57m )

Obscure double glazed window to rear, enclosed panelled bath with shower over, pedestal wash hand basin, low level WC.

### **Cloakroom**

Obscure double glazed window to rear, low level WC.

### **Front Garden**

Lawn area enclosed by hedges.

### **Rear Garden**

Lawn area, patio area, enclosed by panelled fencing.

### **Parking**

Driveway parking for one car.



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## Currants Farm Road, Braintree

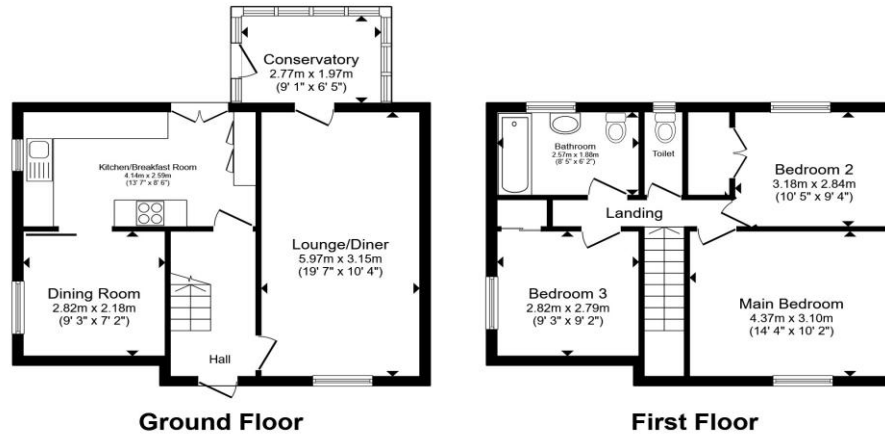
- Three Double Bedroom Family Home
- Semi Detached
- Two Reception Rooms
- Conservatory
- Double Glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£325,000 - £350,000**



Total floor area 97.3 m<sup>2</sup> (1,047 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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Property Ref:

BTR110240 - 0004

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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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Please note the marker reflects the postcode not the actual property