



**Thurlestone, Witham Road, Cressing, Braintree, CM77 8PB**



**welcome to**

**Thurlestone, Witham Road, Cressing, Braintree**

\*\* GUIDE PRICE £425,000 - £450,000 \*\* William H Brown are pleased to offer this spacious four bedroom detached bungalow situated on a good sized plot located in Cressing with good access to link roads and railway station.



### **Hallway**

Loft access. Radiators. Doors leading to:-

### **Lounge**

15' 1" x 15' 1" ( 4.60m x 4.60m )

Double glazed window to side aspect. Radiator.

### **Kitchen**

12' 8" max x 14' 5" ( 3.86m max x 4.39m )

Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer tap. Breakfast bar. Four ring gas hob with over head extractor fan. Built in double oven. Double glazed door leading to garden. Radiator.

### **Bathroom**

5' 7" x 7' 10" ( 1.70m x 2.39m )

Obscure double glazed window to side aspect. Radiator. Side panel bath with over head shower. Pedestal hand wash basin. Low level WC. Fully tiled walls.

### **Bedroom One**

10' 10" x 10' 4" ( 3.30m x 3.15m )

Double glazed window to side and rear aspect.

### **Bedroom Two**

10' 10" x 10' 10" ( 3.30m x 3.30m )

Double glazed window to side aspect. Radiator. Built in wardrobes.

### **Bedroom Three**

11' 2" x 7' 11" ( 3.40m x 2.41m )

Double glazed window to side aspect.

### **Bedroom Four**

9' 10" max x 12' 2" max ( 3.00m max x 3.71m max )

L'shaped. Double glazed window to side aspect. Radiator.

### **Garden**

Low maintenance rear garden with a large patio seating and arch leading to gravel area and gate leading to rear / open fields. Pergola seating. Brick built sheds.

### **Parking**

Driveway providing off street parking for multiple cars. Door leading to storage shed.

### **Agent Note**

This property is in need of full refurbishment throughout and has the potential to go into the loft STPP.

### **Agent Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.



***view this property online*** [williamhbrown.co.uk/Property/BTR110178](http://williamhbrown.co.uk/Property/BTR110178)



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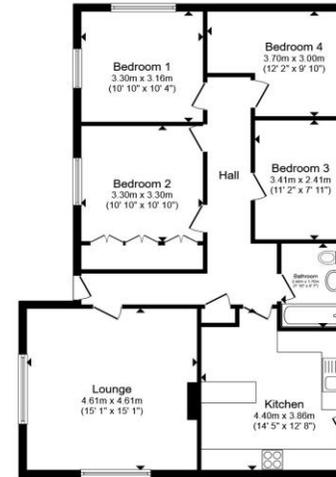
- Detached Bungalow
- Four Bedrooms
- In Need of Refurbishment
- Double Glazing
- Good Size Rear Garden Backing onto Fields

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

guide price

**£425,000 - £450,000**



Floor Plan

Total floor area 99.7 m<sup>2</sup> (1,073 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

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Property Ref:  
BTR110178 - 0002

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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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