



Beazley End, Braintree, CM7 5JH

welcome to

Beazley End, Braintree

GUIDE PRICE £450,000-£475,000 William h brown are pleased to offer this extended 3 bedroom semi-detached family home in the peaceful rural hamlet of Beazley End, boasting stunning farmland views, a 95ft west-facing garden & generous living space. Includes two en-suites, driveway parking & garage.



Porch

Door leading to:-

Hallway

Stairs leading to first floor. Doors leading to:

Lounge

21' 1" x 11' 11" (6.43m x 3.63m)

Double glazed window to front aspect. Radiator.

Kitchen / Breakfast Room

11' 11" x 25' 6" (3.63m x 7.77m)

Double glazed French doors to rear garden. Radiator. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Built in oven. Four ring gas hob with overhead extractor fan. Breakfast bar. Archway leading to:-

Utility Room

7' 7" x 5' 11" (2.31m x 1.80m)

Range of base and eye level units with work surface over incorporating a stainless steel sink drainer. Plumbing and space for washing machine.

Inner Hallway

Storage cupboard. Door leading to:-

Ground Floor Wc

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

Landing

Doors leading to:-

Bedroom One

14' 2" x 10' 6" (4.32m x 3.20m)

Double glazed window to front aspect. Radiator.

Fitted cupboards.

En-Suite

5' x 8' 7" (1.52m x 2.62m)

Obscure double glazed window to rear aspect. Walk in shower cubicle. Wall mounted hand wash basin with vanity unit. Low level WC. Radiator.

Bedroom Two

9' 10" x 15' 2" max (3.00m x 4.62m max)

Double glazed window to front aspect. Radiator.

En-Suite

5' 11" x 7' 7" (1.80m x 2.31m)

Obscure double glazed window to front aspect. Walk in shower cubicle. Vanity hand wash basin. Radiator.

Bedroom Three

10' 11" x 11' 2" (3.33m x 3.40m)

Double glazed window to rear aspect. Radiator.

Bathroom

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

Obscure double glazed window to rear aspect. Vanity hand wash basin. Low level WC. Side panel bath with hot and cold mixer taps and overhead shower. Radiator.

Garden

Commencing with large patio area and then remainder laid to lawn with mature tree and shrub borders. Timber summer house. Side gate access to the front.

Parking

Block paved driveway providing parking for multiple cars leading to garage.

Garage

19' x 11' 7" (5.79m x 3.53m)

Up and over door. Power and lighting.



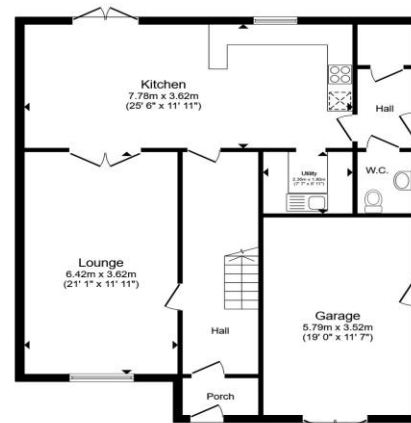
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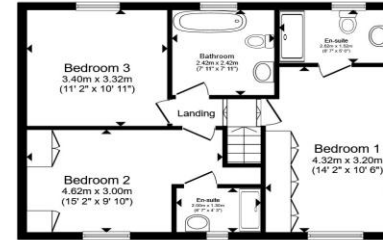
welcome to Beazley End, Braintree

- Extended Three Bedroom House
- Semi Detached
- Three Bathrooms
- Gas Central Heating
- Double Glazing

Tenure: Freehold EPC Rating: E
Council Tax Band: D



Ground Floor



First Floor

guide price

£450,000 - £475,000

Total floor area 155.6 m² (1,675 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:
BTR109912 - 0004

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.

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