



Hythe Close, Braintree, CM7 5TH

welcome to

Hythe Close, Braintree

**** GUIDE PRICE £300,00 - £325,000 **** William H Brown are pleased to offer this spacious & well-presented three-bedroom family home, situated in a convenient location within walking distance of local amenities and directly overlooking a large park with excellent facilities for children.



Hallway

Stairs to first floor with understairs cupboard.
Radiator. Laminate flooring. Leading to:-

Ground Floor Wc

Obscure double glazed window. Low level WC. Wall mounted hand wash basin. Part tiled walls.

Kitchen

15' 7" max x 11' 7" max (4.75m max x 3.53m max)
Double glazed window. Radiator. Range of matching base and eye level units with work surface over incorporating an insert sink with hot and cold mixer taps. Integrated oven. Four ring gas hob. Overhead extractor fan. Integrated dishwasher and fridge freezer. Plumbing and space for washing machine. Tiled flooring.

Lounge

10' 11" x 17' 5" (3.33m x 5.31m)
Double glazed window. Double glazed French doors to rear garden. Radiator. Laminate flooring. Door leading to:-

Conservatory

8' 8" x 8' 4" (2.64m x 2.54m)
Double glazed windows all around Double glazed French doors to rear garden.

Landing

Loft access which has been boarded. Storage cupboard. Doors leading to:-

Bedroom One

11' 9" max x 12' 10" max (3.58m max x 3.91m max)
Double glazed window. Radiator. Carpets.

Bedroom Two

13' 8" x 11' 9" (4.17m x 3.58m)
L'shaped. Double glazed window. Radiator. Carpets.

Bedroom Three

9' 7" x 9' (2.92m x 2.74m)
Double glazed window. Radiator. Carpets.

Bathroom

5' 11" x 8' 8" (1.80m x 2.64m)
Obscure double glazed window. Side panel bath with over head shower. Low level WC. Pedestal hand wash basin. Part tiled walls.

Garden

Commencing with a paved patio area then raised with brick wall and path. Remainder laid to lawn. Door leading to Garage. Enclosed by panel fencing. Gate to rear.

Parking

Garage to rear with driveway to side.



view this property online williamhbrown.co.uk/Property/BTR110382



welcome to

Hythe Close, Braintree

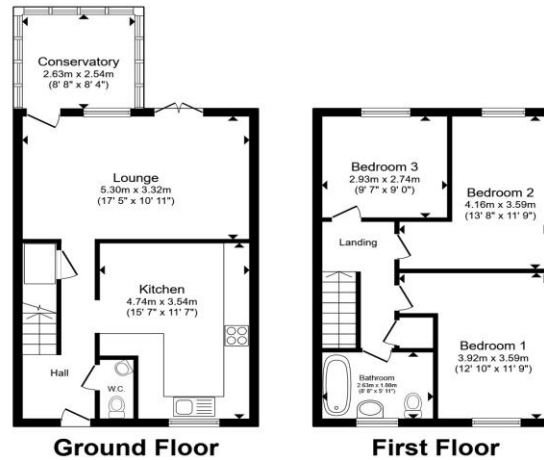
- Three Bedroom Family Home
- Ground Floor Cloakroom
- Conservatory
- Newly Installed Combi Boiler
- Close to Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£300,000 - £325,000



Total floor area 93.7 m² (1,009 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

 **william h brown**



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110382



Property Ref:
BTR110382 - 0002

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.

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.

 **william h brown**



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk