



**Saffron Gardens, Wethersfield, Braintree, CM7 4BL**



**william  
h brown**

**welcome to**

**Saffron Gardens, Wethersfield, Braintree**

GUIDE PRICE £350,000 – £375,000 William H Brown present this well-presented three-bedroom semi-detached home, offering spacious living, modern finishes, and a move-in-ready interior—ideal for family life.



### **Entrance Hallway**

13' 11" x 7' 1" ( 4.24m x 2.16m )

Double glazed window to rear aspect. Stairs to first floor. Understairs storage cupboard. Radiator. Door leading to:-

### **Lounge**

13' 5" x 24' 11" ( 4.09m x 7.59m )

Double glazed bay window to front aspect. Double glazed window to front aspect. Radiator. Door leading to:-

### **Study**

11' 1" x 7' 2" ( 3.38m x 2.18m )

Double glazed window to rear aspect. Radiator.

### **Inner Lobby**

Partly glazed door to side aspect leading to garden. Opening to:

### **Kitchen**

18' 8" x 6' 2" ( 5.69m x 1.88m )

Two double glazed window to side aspect. Range of matching units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Five ring calor gas hob. Radiator. Opening to:-

### **Utility Room**

6' 2" x 5' 10" ( 1.88m x 1.78m )

Double glazed window to rear aspect. Range of matching units with work surface over. Plumbing and space for washing machine, dishwasher, fridge / freezer and tumble dryer. Radiator.

### **Landing**

Doors leading to:-

### **Bedroom One**

13' 1" x 10' 9" ( 3.99m x 3.28m )

Double glazed window to front aspect. Range of fitted wardrobes. Built in storage cupboard. Radiator.

### **Bedroom Two**

11' 1" x 10' 9" ( 3.38m x 3.28m )

Double glazed window to front aspect. Built in wardrobe. Airing cupboard.

### **Bedroom Three**

10' 3" x 7' 2" ( 3.12m x 2.18m )

Double glazed window to rear aspect. Built in wardrobe. Radiator.

### **Bathroom**

7' 2" x 5' 10" ( 2.18m x 1.78m )

Obscure double glazed window to rear aspect. Side panel bath with wall mounted shower attachment. Hand wash basin with vanity unit. Low level WC. Radiator.

### **Garden**

Commences with paved patio seating area an remainder laid to lawn. Mature tree and shrub borders. Enclosed by panel fencing. Shed.

### **Parking**

Off street parking for multiple cars.



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## Saffron Gardens, Wethersfield, Braintree

- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Utility Room
- Sought After Location
- Double Glazing

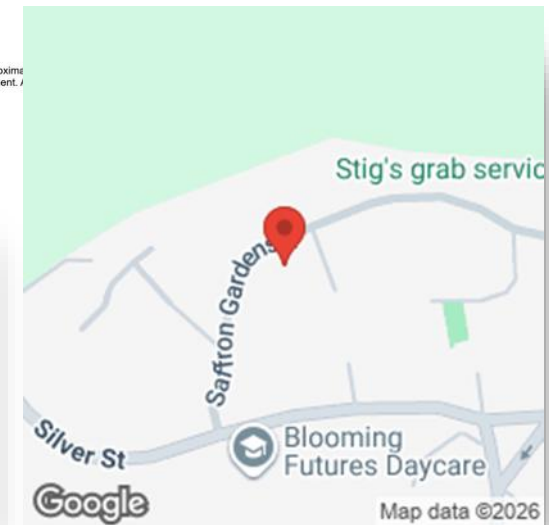
Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£350,000**



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Property Ref:  
BTR109933 - 0005

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