



The Street, Rayne, Braintree, CM77 6RW

welcome to

The Street, Rayne, Braintree

William H Brown are pleased to present this spacious three double bedroom detached bungalow, offering comfortable living with the charm and convenience of village life, ideally located in the sought-after village of Rayne.



Entrance Hall

Solid wood flooring, radiator, power points, loft access, French doors to open plan lounge/kitchen/dining room, doors to:-

Lounge / Kitchen / Diner

17' 9" x 10' 2" (5.41m x 3.10m)

Double glazed windows to rear aspect, base and eye level units with working surface, island with Oak working surface with base units, induction hob with extractor, double oven, space for fridge/freezer, space for washing machine, sink with drainer unit, cupboard housing wall mounted boiler, two radiators, wood panelled walls with inset for T.V, wood flooring, power points, T.V point, door to rear garden.

Bedroom One

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to front aspect, radiator, power points, T.V point.

Bedroom Two

9' 9" x 8' 2" (2.97m x 2.49m)

Double glazed window to front aspect, radiator, power points, shelving, built in wardrobe.

Bedroom Three

Bathroom

Enclosed P-bath with mixer taps, separate shower over with glass screen, wash hand basin with pedestal, W.C, heated towel rail, inset spotlights, heated towel rail, shelving, tiled flooring, extractor fan, underfloor heating.

Rear Garden

To the rear of the property is a raised decking area with steps leading to the remainder laid lawn, enclosed by timber fencing. A gate grants access to the parking

Parking

To the rear of the property there is parking for two vehicles

Agent Note

This property is of timber frame construction



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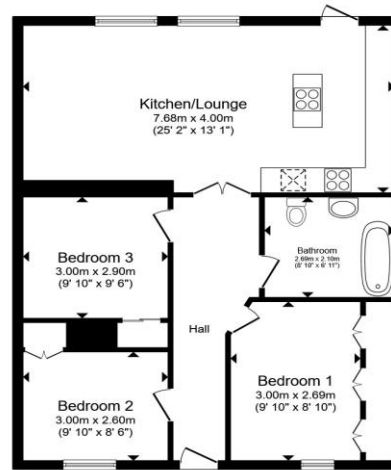
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The Street, Rayne, Braintree

- Three Double Bedrooms
- Detached Bungalow
- Open Plan Lounge / Kitchen / Diner
- Family Bathroom
- Close to Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C



£325,000

Total floor area 79.9 m² (860 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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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR110256 - 0005

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.

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