



Deerleap Way, Braintree, CM7 9FH

welcome to

Deerleap Way, Braintree

GUIDE PRICE £400,000 - £425,000 William H Brown are pleased to offer this four/five bedroom detached family home, situated within the sought-after Kings Park Village development and located within walking distance of Lyons Hall Primary School, Tesco Superstore, and the Blackwater Nature Reserve.



Hallway

Stairs rising to first floor. Carpets.

Lounge

17' 1" x 10' 10" (5.21m x 3.30m)

Double glazed window. Feature fireplace. Radiator. Carpets. Doors leading to:-

Dining Room

9' 6" x 10' 6" (2.90m x 3.20m)

Radiator. Carpets. Double glazed French doors to rear garden. Door leading to:-

Kitchen

9' 6" x 11' 4" (2.90m x 3.45m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring electric hob. Overhead extractor fan. Integrated dishwasher. Space for fridge freezer. Radiator. Door leading to:-

Utility Room

6' 3" x 7' 10" (1.91m x 2.39m)

Double glazed window and door. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer. Plumbing and space for washing machine. Wall mounted boiler. Door leading to:-

Ground Floor Wc

Obscure double glazed window. Low level WC. Hand wash basin. Radiator.

Study / Bedroom Five

16' 5" x 8' 5" (5.00m x 2.57m)

Double glazed window. Radiator. Carpets. Door leading to:-

Shower Room

8' 10" x 7' 10" (2.69m x 2.39m)

Obscure double glazed window. Shower area. Pedestal hand wash basin. Low level WC. Radiator. Door leading to:-

Store

6' 7" x 7' 10" (2.01m x 2.39m)

Landing

Radiator. Carpets. Loft access. Doors leading to:-

Bedroom One

14' 6" to storage cupboard x 10' 6" max (4.42m to storage cupboard x 3.20m max)

Double glazed window. Radiator. Carpets. Storage cupboards. Door leading to:-

En-Suite

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

Obscure double glazed window. Enclosed shower cubicle. Low level WC. Wall mounted hand wash basin.

Bedroom Two

9' 1" x 11' 1" (2.77m x 3.38m)

Double glazed window. Radiator. Carpets.

Bedroom Three

8' 4" max x 8' 6" (2.54m max x 2.59m)

Double glazed window. Radiator. Carpets.

Bedroom Four

7' 9" + recess x 8' 2" + recess (2.36m + recess x 2.49m + recess)

Double glazed window. Radiator. Carpets.

Bathroom

8' 4" x 5' 3" (2.54m x 1.60m)

Obscure double glazed window. Side panel bath. Pedestal hand wash basin. Low level WC. Radiator.

Garden

Paved patio area. Remainder laid to lawn. Shed. Enclosed by panel fencing and hedge.

Parking

Driveway providing off street parking.



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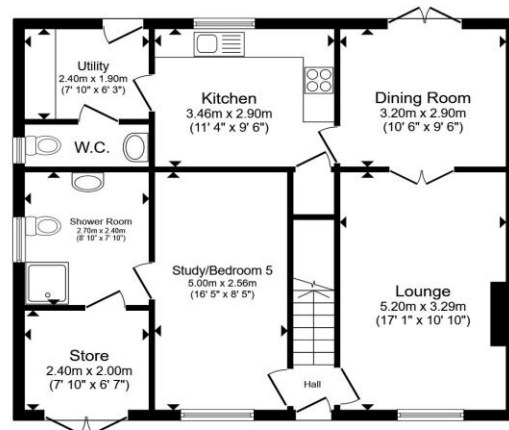
Deerleap Way, Braintree

- Four / Five Bedroom Detached House
- Popular Kings Park Development
- Walking Distance to Nature Reserve
- Double Glazing
- Gas Central Heating

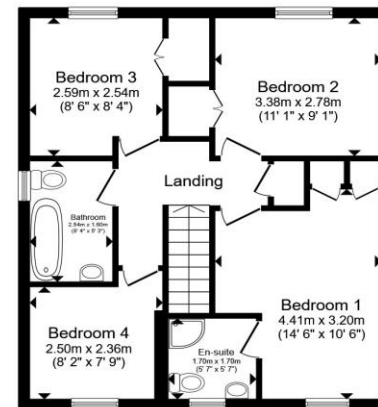
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

guide price

£400,000 - £425,000



Ground Floor



First Floor

Total floor area 128.2 m² (1,379 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

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Property Ref:
BTR110091 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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