



Timbers, Lower Green Road, Blackmore End, Braintree, CM7 4DD

welcome to

Timbers, Lower Green Road, Blackmore End, Braintree

William H Brown are delighted to present this three-bedroom detached home, set within the charming hamlet of Blackmore End. Enjoying a tranquil village location, this beautifully presented property perfectly combines modern living with countryside charm.



Hallway

Stairs to first floor. Doors leading to:-

Kitchen

14' 3" x 11' 2" (4.34m x 3.40m)

Double glazed bay window to front. Range of matching base and eye level units with Granite work surface over incorporating an inset sink with hot and cold mixer tap. Space for range cooker & fridge freezer. Plumbing and space for dishwasher. Island. Radiator.

Shower Room

8' 4" x 4' 3" (2.54m x 1.30m)

Walk in shower cubicle. Wall mounted hand wash basin with vanity unit. Low level WC. Heated towel rail.

Lounge / Diner

23' 10" max x 21' max (7.26m max x 6.40m max)

Double glazed window to side aspect. Double glazed French doors to rear garden. Radiator.

Boot Room

8' 6" x 4' 11" (2.59m x 1.50m)

Landing

Double glazed window to side aspect. Storage cupboard. Doors leading to:-

Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)

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

Bedroom Two

11' 11" x 9' 8" (3.63m x 2.95m)

Double glazed window to rear aspect,

Bedroom Three

9' 10" x 8' 6" (3.00m x 2.59m)

Double glazed window to front aspect.

Bathroom

7' 7" x 6' 3" (2.31m x 1.91m)

Obscure double glazed window to front aspect. Side panel bath with shower attachment. Low level WC. Wall mounted hand wash basin with vanity unit. Heated towel rail.

Garden

Commencing with large patio area and then steps leading to raised area which is mainly laid to lawn. Enclosed by fencing. Mature trees and shrubs.

Parking

Driveway providing off street parking for multiple cars leading to garage

Garage

14' 10" x 8' 6" (4.52m x 2.59m)

Up and over door. Power and lighting. Sink drainer. Plumbing and space for washing machine and tumble dryer.



view this property online williamhbrown.co.uk/Property/BTR110016



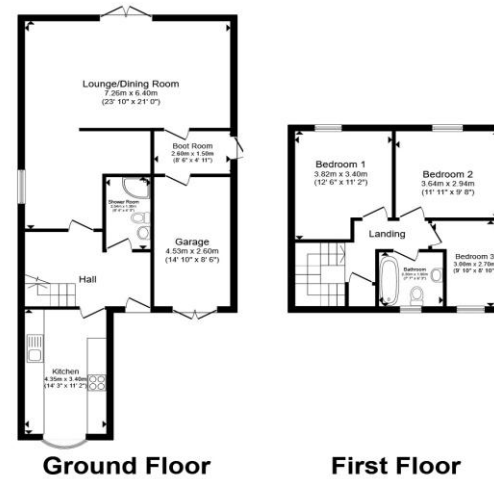
welcome to

Timbers, Lower Green Road, Blackmore End, Braintree

- Detached House
- Three Double Bedrooms
- Village Location
- Ground Floor Shower Room & Upstairs Family Bathroom
- Large Reception Rooms

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

offers over **£490,000**



Total floor area 114.8 m² (1,236 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/BTR110016](https://www.williamhbrown.co.uk/Property/BTR110016)



Property Ref:
BTR110016 - 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.

william h brown



01376 320018



braintree@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)