



Vauxhall Drive, Braintree, CM7 2NQ

welcome to

Vauxhall Drive, Braintree

William H Brown are pleased to offer this two/three bedroom detached bungalow, located on the East side of Braintree. Backing directly onto the scenic Flitch Way, this charming home offers spacious living & a generous private garden.



Porch

Door leading to:-

Hallway

Radiator. Doors leading to:-

Lounge

12' 2" x 11' (3.71m x 3.35m)

Double glazed bay window to front aspect. Radiator.

Bedroom One

11' x 10' 3" (3.35m x 3.12m)

Double glazed bay window to front aspect. Radiator.

Built in wardrobe.

Bedroom Two

11' x 10' (3.35m x 3.05m)

Double glazed window to side aspect. Radiator.

Dining Room / Bedroom Three

11' 2" x 11' (3.40m x 3.35m)

Double glazed window to side aspect. Radiator.

Double glazed door to rear garden.

Kitchen

15' 5" x 10' 3" (4.70m x 3.12m)

L'shaped. Five double glazed windows to rear and side aspect. Double glazed door to rear garden.

Range of matching base units with work surface over incorporating a sink drainer with hot and cold mixer taps. Space for cooker. Overhead extractor fan.

Plumbing and space for washing machine and dishwasher. Wall mounted boiler.

Shower Room

Obscure double glazed window to rear aspect. Walk in shower cubicle. Pedestal hand wash basin. Low level WC. Fitted cupboard.

Garden

Large rear garden mainly laid to lawn with mature trees and shrub borders. Shed. Enclosed by panel fencing.

Parking

Driveway providing off street parking leading to garage.

Garage

15' 5" x 8' 8" (4.70m x 2.64m)



view this property online williamhbrown.co.uk/Property/BTR109824



welcome to

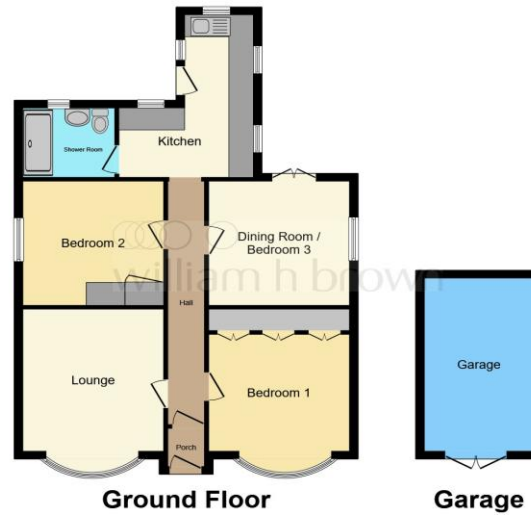
Vauxhall Drive, Braintree

- Detached Bungalow
- Two / Three Bedrooms
- Double Glazing
- Gas Central Heating
- Excellent Access to Braintree Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£300,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR109824



Property Ref:
BTR109824 - 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