



**Wild Boar Field, Braintree, CM7 3LL**

william  
h brown

**welcome to**

## **Wild Boar Field, Braintree**

William H Brown are pleased to offer this Spacious five-Bedroom link-detached home nestled in a private position within the highly sought-after Marks Farm Development. This impressive family home offers generous living space, three en-suite bedrooms, a tandem garage & ample parking!



## **Hallway**

## **Ground Floor Cloakroom**

## **Lounge**

19' 8" x 11' 6" ( 5.99m x 3.51m )

## **Dining Room**

12' 6" max x 9' 7" max ( 3.81m max x 2.92m max )

## **Kitchen**

13' 5" max x 12' 9" max ( 4.09m max x 3.89m max )

## **First Floor Landing**

## **Bedroom Two**

11' 6" to wardrobes x 11' 2" + recess ( 3.51m to wardrobes x 3.40m + recess )

## **En-Suite**

## **Bedroom Three**

12' 11" to wardrobes x 10' 8" ( 3.94m to wardrobes x 3.25m )

## **En-Suite**

## **Bedroom Four**

13' x 9' 9" + recess ( 3.96m x 2.97m + recess )

## **Family Bathroom**

## **Second Floor Landing**

## **Bedroom Two**

17' 1" into bay x 10' 8" ( 5.21m into bay x 3.25m )

## **En-Suite**

## **Bedroom Five**

17' 1" into bay x 9' 9" max ( 5.21m into bay x 2.97m max )

## **Garage**

32' 10" x 8' 8" ( 10.01m x 2.64m )



***view this property online*** [williamhbrown.co.uk/Property/BTR109395](http://williamhbrown.co.uk/Property/BTR109395)



welcome to

## Wild Boar Field, Braintree

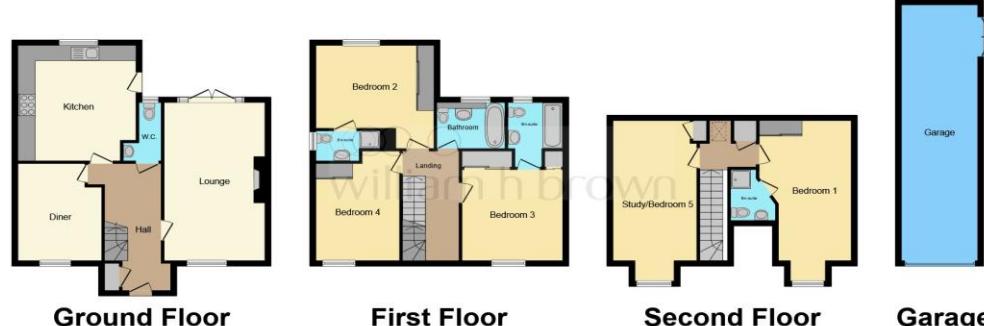
- Five Double Bedroom
- Link Detached Family Home
- Spacious Reception Rooms
- Close to Local Amenities
- Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

**£475,000**



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



view this property online [williamhbrown.co.uk/Property/BTR109395](http://williamhbrown.co.uk/Property/BTR109395)

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.



Property Ref:  
BTR109395 - 0006

william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)