



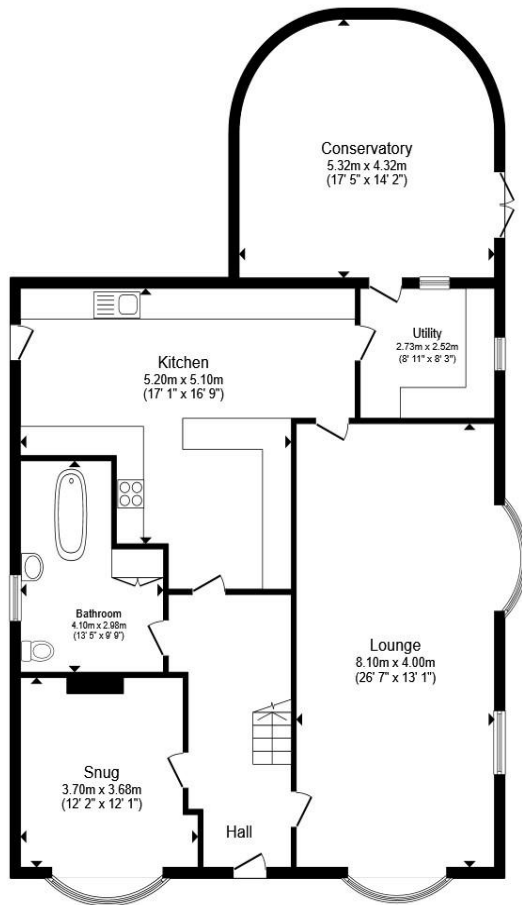
Hillfield, Church End, Shalford, Braintree CM7 5EZ

welcome to

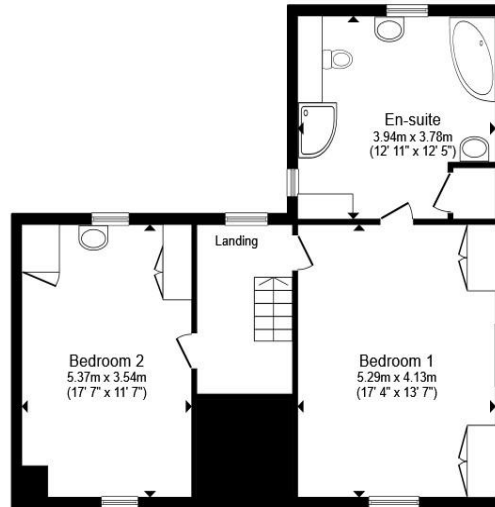
Hillfield Church End, Shalford Braintree

A charming two/three-bedroom detached family home, enjoying a generous garden, detached garage and a pleasant position within the popular village of Shalford.

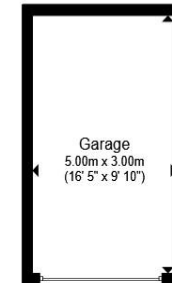




Ground Floor



First Floor



Garage

Total floor area 223.1 m² (2,402 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



Hallway

Lounge

26' 7" into bay x 13' 1" into bay (8.10m into bay x 3.99m into bay)

Snug

12' 2" into bay x 12' 1" max (3.71m into bay x 3.68m max)

Bathroom

13' 5" max x 9' 9" max (4.09m max x 2.97m max)

Kitchen

16' 7" max x 17' 1" max (5.05m max x 5.21m max)

Utility Room

8' 11" x 8' 3" (2.72m x 2.51m)

Conservatory

17' 5" max x 14' 2" max (5.31m max x 4.32m max)

Landing

Bedroom One

17' 4" max x 13' 7" max (5.28m max x 4.14m max)

En-Suite

12' 5" max x 12' 11" max (3.78m max x 3.94m max)

Bedroom Two

17' 7" max x 11' 7" max (5.36m max x 3.53m max)

welcome to

Hillfield Church End, Shalford Braintree

- SOLD PRIOR TO MARKETING - NO ONWARD CHAIN!
- Desirable village location in Church End, Shalford
- Spacious and well-proportioned accommodation
- Detached garage
- Attractive and established rear garden

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

offers in the region of
£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110321



Property Ref:
BTR110321 - 0004

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**
Incorporating
**Porter
Glenny**



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk