



**Candi, Barryfields, Shalford, BRAINTREE, CM7 5HJ**

**welcome to**

## **Candi, Barryfields, Shalford, BRAINTREE**

\*GUIDE PRICE £500,000-£550,000\* William H Brown pleased to offer this spacious and stylish well maintained four-bedroom detached family home, beautifully located in the highly sought-after Barryfields development in Shalford and a peaceful semi-rural setting.



## **Hallway**

Radiator. Stairs to first floor. Doors leading to:-

## **Ground Floor Wc**

Obscure double glazed window to side aspect. Low level WC. Wall mounted hand wash basin. Radiator.

## **Study**

10' 4" x 7' 5" ( 3.15m x 2.26m )  
Double glazed window to front aspect. Radiator.  
Laminate flooring.

## **Lounge**

18' 8" x 11' 5" ( 5.69m x 3.48m )  
Double glazed sliding patio doors to rear garden.  
Feature fireplace. Radiator. Laminate flooring.

## **Kitchen / Diner**

32' max x 14' 5" max ( 9.75m max x 4.39m max )  
Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Breakfast bar island. Space for range cooker. Over head extractor fan. Integrated dishwasher. Double glazed French doors to rear garden. Laminate flooring. Under stairs storage cupboard. Radiators. Door leading to:-

## **Utility Room**

5' 10" x 8' 5" ( 1.78m x 2.57m )  
Double glazed window rear aspect. Range of matching wall and base units with work surface over. Plumbing and space for washing machine and tumble dryer. Space for fridge freezer. Door leading to garden.

## **Landing**

Storage cupboard. Radiator. Loft access. Doors leading to:-

## **Bedroom One**

13' 1" x 12' 10" ( 3.99m x 3.91m )  
Double glazed window to front aspect. Radiator.  
Carpets. Built in cupboard.

## **En-Suite**

Walk in shower cubicle. Vanity hand wash basin. Low level WC. Radiator.

## **Bedroom Two**

9' 4" x 11' 7" ( 2.84m x 3.53m )  
Double glazed window to front aspect. Radiator.  
Carpets.

## **Bedroom Three**

9' 3" x 11' 6" max ( 2.82m x 3.51m max )  
Double glazed window to rear aspect. Radiator.  
Carpets.

## **Bedroom Four**

8' 2" x 9' max ( 2.49m x 2.74m max )  
Double glazed window to rear aspect. Radiator.  
Carpets.

## **Bathroom**

8' 2" max x 6' 5" max ( 2.49m max x 1.96m max )  
Obscure double glazed window to side aspect. Side panel bath with hot and cold mixer tap and shower attachment. Vanity hand wash basin. Low level WC.  
Fully tiled walls Radiator.

## **Garden**

Commencing with a paved patio seating area and remainder laid to lawn. Tree and shrub borders, Enclosed by panel fencing.

## **Parking**

Block paved driveway for multiple cars leading to garage.

## **Garage**

19' 2" x 9' 7" max ( 5.84m x 2.92m max )  
Up and over door. Power and lighting.



**view this property online** [williamhbrown.co.uk/Property/BTR110123](http://williamhbrown.co.uk/Property/BTR110123)



welcome to

## Candi, Barryfields, Shalford, BRAINTREE

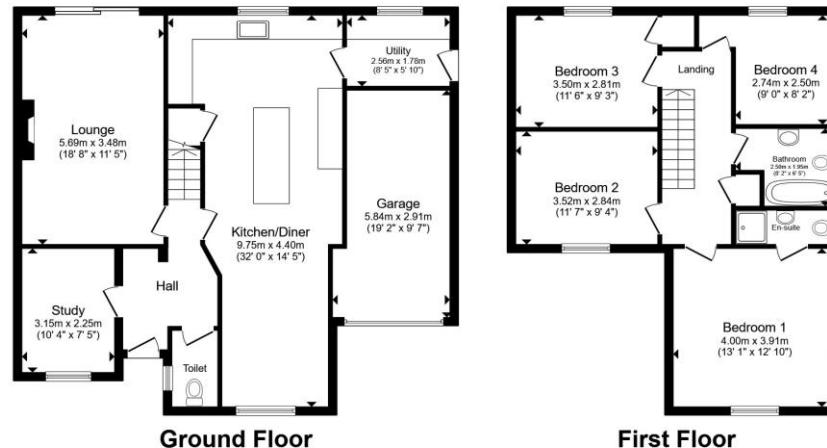
- Four Bedrooms
- Detached Family Home
- Popular Village Location
- Utility Room & Ground Floor Cloakroom
- En-Suite

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

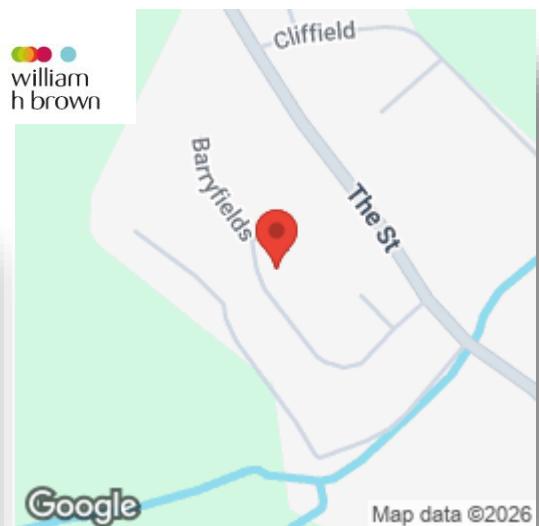
guide price

**£500,000 - £550,000**



Total floor area 153.9 m<sup>2</sup> (1,657 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



**view this property online** [williamhbrown.co.uk/Property/BTR110123](http://williamhbrown.co.uk/Property/BTR110123)

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:  
BTR110123 - 0002

 **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)