



**Bourchier Avenue, BRAINTREE, CM7 9FQ**



**welcome to**

**Bourchier Avenue, BRAINTREE**

**\*\* GUIDE PRICE £450,000 - £475,000 \*\*** William H Brown are pleased to offer this stunning four double bedroom detached family home situated in a quiet part of the popular Kings Park Development within walking distance to Lyons Hall Primary School, Tesco's and Blackwater Nature Reserve.



### Hallway

Stairs to first floor .Storage cupboard. Doors leading to:-

### Ground Floor Cloakroom

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

### Study

7' 2" x 9' 2" ( 2.18m x 2.79m )

Double glazed window to front aspect. Radiator.

### Dining Room

11' 2" narrowing to x 9' 2" ( 3.40m narrowing to x 2.79m )

Double glazed window to front aspect. Radiator.

### Lounge

12' 9" x 15' 2" ( 3.89m x 4.62m )

Double glazed window to rear aspect. Double glazed sliding patio doors to rear garden. Feature fireplace. Radiator.

### Kitchen

15' 8" x 9' 2" ( 4.78m x 2.79m )

Double glazed window to rear aspect. Double glazed door to side aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Built in double oven. Four ring gas hob with over head extractor fan. Plumbing and space for washing machine and dishwasher. Space for American style fridge freezer. Radiator.

### Landing

Storage cupboard. Loft access. Doors leading to:-

### Bedroom One

12' 9" x 12' ( 3.89m x 3.66m )

Double glazed window to front aspect. Radiator. Built in sliding wardrobes. Door leading to:-

### En-Suite

Obscure double glazed window to front aspect. Low level WC. Wall mounted hand wash basin with cupboard below. Walk in shower cubicle. Heated towel rail.

### Bedroom Two

12' 4" x 9' 4" ( 3.76m x 2.84m )

Double glazed window to front aspect. Radiator.

### Bedroom Three

9' 5" x 11' 2" ( 2.87m x 3.40m )

Double glazed window to rear aspect. Radiator.

### Bedroom Four

8' 8" x 8' 5" ( 2.64m x 2.57m )

Double glazed window to rear aspect. Radiator.

### Bathroom

Obscure double glazed window to rear aspect. P'shaped bath with hot and cold mixer tap and over head shower. Low level WC. Vanity hand wash basin. Heated towel rail.

### Garden

Landscaped rear garden with patio seating area, lawn area and a further raised decking are with an summer house. Enclosed by panel fencing. Side access gate. Door leading to garage.

### Parking

Driveway providing off street parking leading to double garage.

### Double Garage

18' 4" x 16' 1" ( 5.59m x 4.90m )

Up and over door. Power and lighting. Door to garden.

### Garden



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## Bourchier Avenue, BRAINTREE

- Four Double Bedrooms
- Detached Family Home
- En-Suite
- Well Presented Throughout
- Easy Access to A120

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

guide price

**£450,000 - £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.localagent.com



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Property Ref:  
BTR109953 - 0003

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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.



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