



Skitts Hill, Braintree, CM7 1AS



welcome to

Skitts Hill, Braintree

William H Brown are delighted to present this spacious and well maintained three-bedroom semi-detached family home, perfectly positioned on the sought-after south side of Braintree. Offering easy access to the A120 and within walking distance of local shops, schools and amenities.



Porch

Double glazed window to front and side aspect.
Door leading to:-

Hallway

Stairs to first floor. Under stairs cupboard. Radiator.
Doors leading to:-

Lounge

10' 2" max x 13' 1" max (3.10m max x 3.99m max)
Double glazed window to front and side aspect.
Feature fireplace. Radiator. Carpets.

Dining Room

16' 1" max x 10' 10" max (4.90m max x 3.30m max)
Double glazed window to side aspect.

Kitchen

9' 6" max x 15' 5" max (2.90m max x 4.70m max)
Double glazed window to rear aspect. Double glazed door to rear garden. Range of 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. Integrated dishwasher. Integrated hob with overhead extractor fan. Space for fridge freezer. Plumbing for washing machine.

Cloakroom

Obscure double glazed window to side aspect. Low level WC. Hand wash basin.

Landing

Double glazed window to side aspect. Storage cupboard. Loft access.

Bedroom One

13' 5" max x 9' 10" max (4.09m max x 3.00m max)
Double glazed window to front and side aspect.
Radiator. Built in wardrobes. Carpets.

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)
Double glazed window to rear aspect. Radiator. Built in wardrobe. Carpets. Cupboard housing water tank.

Bedroom Three

8' 2" x 5' 11" (2.49m x 1.80m)
Double glazed window to front aspect. Radiator.
Laminate flooring.

Bathroom

Obscure double glazed window to side aspect. Panel enclosed bath with plumbed in overhead shower. Low level WC. Pedestal hand wash basin. Heated towel rail. Fully tiled walls.

Exterior

Driveway providing off street parking for two cars. Approximately 100 ft rear garden with patio and remainder laid to lawn. Studio measuring 13'2 x 8'3 which can be used to work from home as an office with power and lighting.



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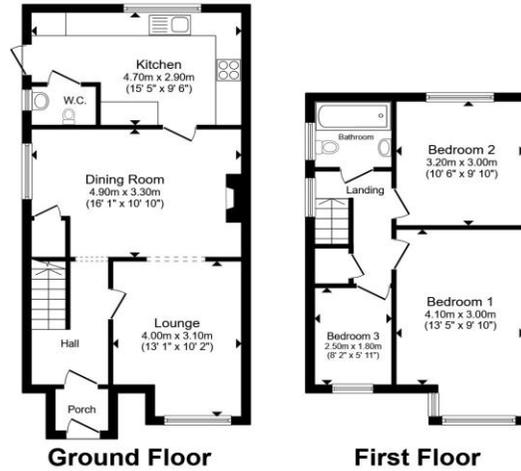
Skitts Hill, Braintree

- Three Bedrooms
- Semi-Detached House
- Gas Central Heating
- Double Glazing
- Studio / Office

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

guide price

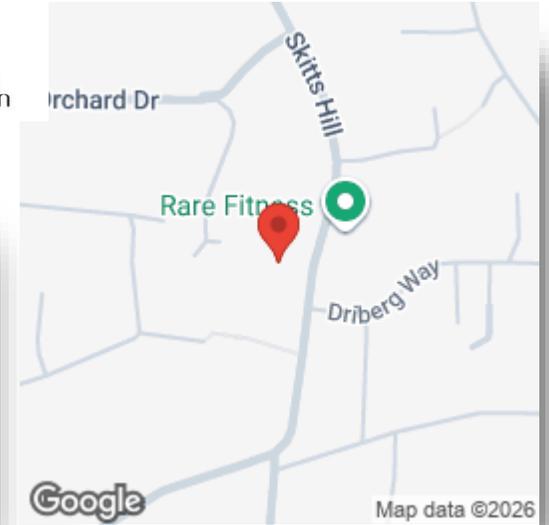
£350,000 - £375,000



Total floor area 87.5 m² (942 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR110126 - 0002

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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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