



**Beazley End, Braintree, CM7 5JH**



**william  
h brown**

**welcome to**

**Beazley End, Braintree**

\*GUIDE PRICE £425,000-£450,000\* William H Brown are pleased to present this extended 3 bedroom semi-detached family home in the peaceful rural hamlet of Beazley End, offering lovely farmland views, a 95ft west-facing garden and generous living space. Benefits include two en-suites, driveway & garage.



## **Porch**

Door leading to:-

## **Hallway**

Stairs leading to first floor. Doors leading to:

## **Lounge**

21' 1" x 11' 11" ( 6.43m x 3.63m )

Double glazed window to front aspect. Radiator.

## **Kitchen / Breakfast Room**

11' 11" x 25' 6" ( 3.63m x 7.77m )

Double glazed French doors to rear garden. Radiator. 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 oven. Four ring gas hob with overhead extractor fan. Breakfast bar. Archway leading to:-

## **Utility Room**

7' 7" x 5' 11" ( 2.31m x 1.80m )

Range of base and eye level units with work surface over incorporating a stainless steel sink drainer. Plumbing and space for washing machine.

## **Inner Hallway**

Storage cupboard. Door leading to:-

## **Ground Floor Wc**

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

## **Landing**

Doors leading to:-

## **Bedroom One**

14' 2" x 10' 6" ( 4.32m x 3.20m )

Double glazed window to front aspect. Radiator.

Fitted cupboards.

## **En-Suite**

5' x 8' 7" ( 1.52m x 2.62m )

Obscure double glazed window to rear aspect. Walk in shower cubicle. Wall mounted hand wash basin with vanity unit. Low level WC. Radiator.

## **Bedroom Two**

9' 10" x 15' 2" max ( 3.00m x 4.62m max )

Double glazed window to front aspect. Radiator.

## **En-Suite**

5' 11" x 7' 7" ( 1.80m x 2.31m )

Obscure double glazed window to front aspect. Walk in shower cubicle. Vanity hand wash basin. Radiator.

## **Bedroom Three**

10' 11" x 11' 2" ( 3.33m x 3.40m )

Double glazed window to rear aspect. Radiator.

## **Bathroom**

7' 11" x 7' 11" ( 2.41m x 2.41m )

Obscure double glazed window to rear aspect. Vanity hand wash basin. Low level WC. Side panel bath with hot and cold mixer taps and overhead shower. Radiator.

## **Garden**

Commencing with large patio area and then remainder laid to lawn with mature tree and shrub borders. Timber summer house. Side gate access to the front.

## **Parking**

Block paved driveway providing parking for multiple cars leading to garage.

## **Garage**

19' x 11' 7" ( 5.79m x 3.53m )

Up and over door. Power and lighting.



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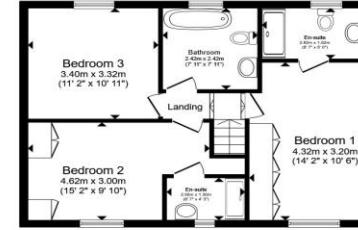
## Beazley End, Braintree

- Extended Three Bedroom House
- Semi Detached
- Three Bathrooms
- Gas Central Heating
- Double Glazing

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



Ground Floor



First Floor

guide price

**£425,000 - £450,000**

Total floor area 155.6 m<sup>2</sup> (1,675 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



Property Ref:  
BTR109912 - 0006

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