



**Wild Boar Field, Braintree, CM7 3LL**



**welcome to**

**Wild Boar Field, Braintree**

William H Brown are pleased to offer this Spacious five-Bedroom link-detached home nestled in a private position within the highly sought-after Marks Farm Development. This impressive family home offers generous living space, three en-suite bedrooms, a tandem garage & ample parking!



## Hallway

## Ground Floor Cloakroom

## Lounge

19' 8" x 11' 6" ( 5.99m x 3.51m )

## Dining Room

12' 6" max x 9' 7" max ( 3.81m max x 2.92m max )

## Kitchen

13' 5" max x 12' 9" max ( 4.09m max x 3.89m max )

## First Floor Landing

## Bedroom Two

11' 6" to wardrobes x 11' 2" + recess ( 3.51m to wardrobes x 3.40m + recess )

## En-Suite

## Bedroom Three

12' 11" to wardrobes x 10' 8" ( 3.94m to wardrobes x 3.25m )

## En-Suite

## Bedroom Four

13' x 9' 9" + recess ( 3.96m x 2.97m + recess )

## Family Bathroom

## Second Floor Landing

## Bedroom Two

17' 1" into bay x 10' 8" ( 5.21m into bay x 3.25m )

## En-Suite

## Bedroom Five

17' 1" into bay x 9' 9" max ( 5.21m into bay x 2.97m max )

## Garage

32' 10" x 8' 8" ( 10.01m x 2.64m )



***view this property online*** [williamhbrown.co.uk/Property/BTR109395](http://williamhbrown.co.uk/Property/BTR109395)



welcome to

## Wild Boar Field, Braintree

- Five Double Bedroom
- Link Detached Family Home
- Spacious Reception Rooms
- Close to Local Amenities
- Driveway

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



offers in excess of  
**£490,000**

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.focalagent.com



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BTR109395](http://williamhbrown.co.uk/Property/BTR109395)



Property Ref:  
BTR109395 - 0005

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



**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)**