



Elm Walk, Rayne, Braintree, CM77 6ES

welcome to

Elm Walk, Rayne, Braintree

GUIDE PRICE £375,000 - £400,000 William H Brown are pleased to offer this spacious four-bedroom family home, ideally located in the highly sought-after village of Rayne. Offering generous living accommodation throughout and within easy walking distance of the village primary school and local shops



Porch

Door leading to:-

Hallway

Stairs leading to first floor. Doors leading to:-

Lounge

16' 5" x 12' 6" (5.00m x 3.81m)

Double glazed window. Radiator. Carpets. Feature fireplace.

Kitchen / Diner

9' 2" x 15' 9" (2.79m x 4.80m)

Double glazed window. Double glazed sliding patio doors to rear garden. Radiator. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Plumbing and space for range cooker. Overhead extractor fan. Integrated appliances.

Utility Room

10' 2" x 7' 10" (3.10m x 2.39m)

Double glazed window. Double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Plumbing and space for washing machine. Radiator.

Landing

Loft access. Doors leading to:-

Bedroom One

9' 6" x 15' 5" (2.90m x 4.70m)

Double glazed window. Radiator. Carpets.

Bedroom Two

15' 8" x 7' 7" (4.78m x 2.31m)

Double glazed window. Radiator. Carpets.

Bedroom Three

13' 5" x 9' 6" (4.09m x 2.90m)

Double glazed window. Radiator. Carpets.

Bedroom Four

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window. Radiator. Carpets.

Bathroom

6' 11" x 7' 10" (2.11m x 2.39m)

Obscure double glazed window. Side panel bath. Overhead shower. Low level WC. Vanity hand wash basin. Heated towel rail.

Garden

Large paved patio seating area and remainder laid to lawn. Outbuilding to rear. Enclosed by panel fencing. A unique purpose-built raised fish pond with a glass viewing panel.

Parking

Driveway providing off street parking for two cars leading to garage.

Garage

14' 5" x 7' 10" (4.39m x 2.39m)

Roller door. Power and lighting.



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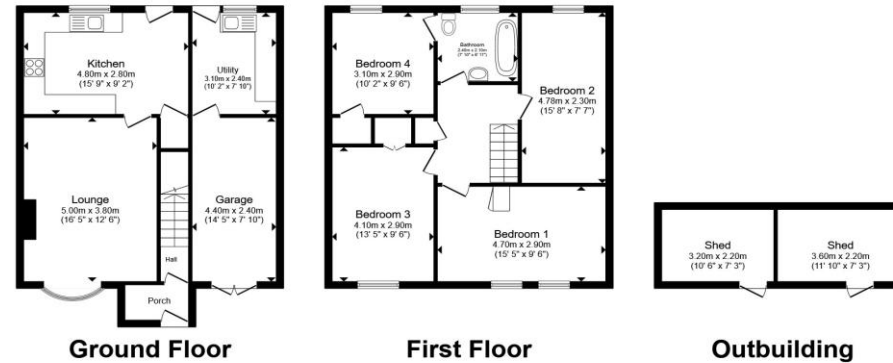


welcome to

Elm Walk, Rayne Braintree

- Four Bedroom Family Home
- Popular Village of Rayne
- Double Glazing
- Gas Central Heating
- Walking Distance to Local Primary School

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



guide price

£375,000 – £400,000

Total floor area 140.9 m² (1,517 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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Property Ref:
BTR110651 - 0004

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william
h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)

Please note the marker reflects the
postcode not the actual property