



Panfield Lane, Braintree, CM7 2TJ

welcome to

Panfield Lane, Braintree

**** GUIDE PRICE £325,000 - £350,000 **** William H Brown are pleased to offer this beautifully presented three-bedroom family home, finished to high standard throughout and ideally situated within walking distance of Braintree Town Centre, with excellent access to the A131 and A120.



Porch

Door leading to:-

Hallway

Double glazed window. Stairs to first floor.
Understairs storage. Laminate flooring.

Dining Room

11' 10" x 9' 10" (3.61m x 3.00m)
Double glazed window to front aspect. Radiator.
Laminate flooring. Pendant lighting.

Lounge

12' 10" x 12' 10" (3.91m x 3.91m)
Double glazed French doors to Conservatory.
Laminate flooring. Pendant lighting.

Conservatory

9' 10" x 9' 10" (3.00m x 3.00m)
Double glazed windows all around. Double glazed
French doors to rear garden. Laminate flooring.

Kitchen

13' 9" x 7' 4" (4.19m x 2.24m)
Double glazed window to rear and side aspect.
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 tap. Built in
double oven. Five ring gas hob. Plumbing and space
for appliances. Laminate flooring.

Cloakroom

Low level WC. Hand wash basin.

Landing

Double glazed window to side aspect. Loft access.
Doors leading to:-

Bedroom One

13' 7" x 10' 10" (4.14m x 3.30m)
Double glazed window to rear aspect. Radiator. Built
in wardrobe. Storage cupboard. Carpets. Pendant
lighting.

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)
Double glazed window to front aspect. Radiator.
Carpets. Pendant lighting.

Bedroom Three

8' 6" + recess x 7' 3" (2.59m + recess x 2.21m)
Double glazed window to rear aspect. Radiator.
Carpets. Pendant lighting.

Shower Room

5' 7" x 5' 7" (1.70m x 1.70m)
Obscure double glazed window to side aspect. Walk
in shower. Low level WC. Vanity hand wash basin.
Laminate flooring. Tiled walls.

Garden

Landscaped rear garden commencing with patio
seating area and then remainder laid to lawn. Shrub
borders. Built shed to rear with power. Enclosed by
hedge and fencing.

Parking

Driveway providing off street parking for two cars.



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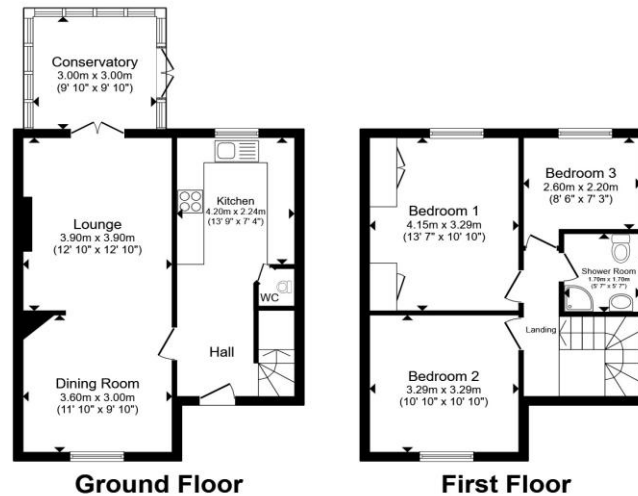
- Large Landscaped Rear Garden
- Conservatory
- Walking Distance to Town Centre
- Gas Central Heating
- Three Bedroom Semi-Detached

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£325,000 £350,000



Total floor area 91.0 m² (980 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:
BTR110577 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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