



**Godlings Way, Braintree, CM7 1HW**

**welcome to**

**Godlings Way, Braintree**

**\*\* GUIDE PRICE £350,000 - £375,000 \*\*** William H Brown are delighted to present this well-presented three-bedroom semi-detached family home set in a popular residential area of Braintree. Ideally located close to the Town Centre, Marshalls Park, and the iconic Flich Way,



### Entrance Porch

Door leading to:-

### Lounge

18' 4" x 14' 2" ( 5.59m x 4.32m )

Double glazed window to front aspect. Stairs to first floor. Understairs cupboard. Radiator. Inbuilt living flame feature fire. Laminate flooring. Pendant lighting. Opening to:-

### Kitchen

18' 1" x 11' 2" ( 5.51m x 3.40m )

Double glazed window to rear aspect. Double glazed French doors to garden. Radiator. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven with four ring electric hob and overhead extractor fan. Plumbing and space for washing machine. Integrated fridge freezer and dishwasher.

### Landing

Loft access. Doors leading to:-

### Bedroom One

11' 10" x 11' 7" ( 3.61m x 3.53m )

Double glazed window to front aspect. Radiator. Fitted wardrobes. Laminate flooring. Pendant lighting.

### Bedroom Two

11' 7" x 9' 10" ( 3.53m x 3.00m )

Double glazed window to rear aspect. Radiator. Laminate flooring. Pendant lighting.

### Bedroom Three

8' 11" x 6' 3" ( 2.72m x 1.91m )

Double glazed window to front aspect. Radiator. Laminate flooring. Pendant lighting.

### Bathroom

5' 7" x 8' 3" ( 1.70m x 2.51m )

Obscure double glazed window to rear aspect. Side panel bath with overhead shower. Low level WC. Pedestal hand wash basin with vanity unit. Tiled flooring.

### Garden

Commencing with patio area and then remainder laid to lawn. Side access gate. Access to garage from rear of garden.

### Parking

Off street parking.

### Garage

15' 10" x 8' 10" ( 4.83m x 2.69m )

Garage to side with up and over door.



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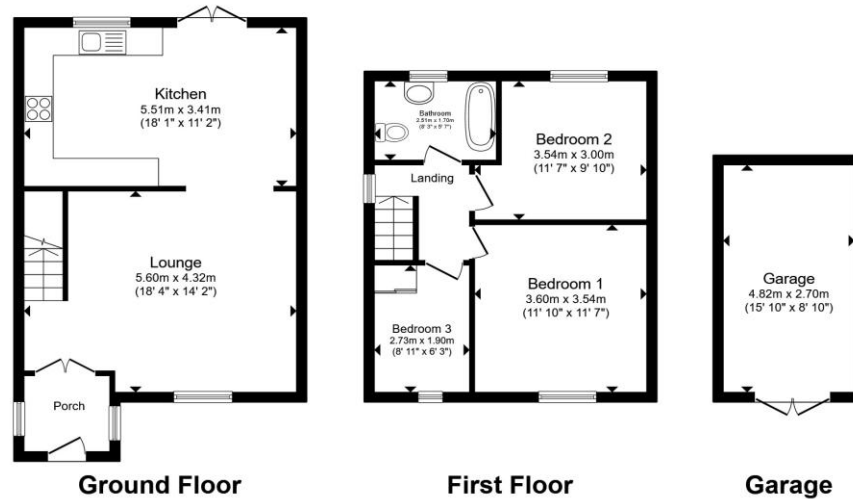
## welcome to Godlings Way, Braintree

- Three Bedroom Family Home
- Semi-Detached
- Sought After Location
- Spacious Lounge
- Double Glazing

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

guide price

**£350,000 - £375,000**



Total floor area 96.7 m<sup>2</sup> (1,041 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:  
BTR110049 - 0003

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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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