



**The Hawthorns, Panfield Lane, Braintree, CM7 5RN**

**welcome to**

**The Hawthorns, Panfield Lane, Braintree**

**\*\* GUIDE PRICE £375,000 - £400,000 \*\*** William H Brown are delighted to present this contemporary four-bedroom family home, still covered by NHBC warranty and ideally located within easy reach of Braintree Town Centre.



### Entrance Hallway

Stairs to first floor. Understairs cupboard. Radiator. Doors leading to.

### Ground Floor Cloakroom

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

### Lounge

14' 1" x 10' 2" ( 4.29m x 3.10m )

Double glazed windows and French doors to rear garden. Radiator.

### Kitchen / Breakfast Room

17' 4" x 6' 9" ( 5.28m x 2.06m )

Double glazed window to front aspect. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and mixer taps. Integrated oven with four ring electric hob and over head extractor fan. Plumbing and space for washing machine. Cupboard housing wall mounted boiler.

### Landing

Loft access. Airing cupboard. Doors leading to:-

### Bedroom One

12' 5" x 10' 5" ( 3.78m x 3.17m )

Double glazed window to front aspect. Radiator. Door leading to:-

### En-Suite

Walk in shower cubicle. Low level WC. Vaunty hand wash basin. Shaver point. Heated towel rail. Tiled flooring.

### Bedroom Two

11' x 8' 5" ( 3.35m x 2.57m )

Double glazed window to front aspect. Radiator.

### Bedroom Three

10' 5" max x 8' 5" max ( 3.17m max x 2.57m max )

Double glazed window to rear aspect. Radiator.

### Bedroom Four

10' 5" x 6' 9" ( 3.17m x 2.06m )

Double glazed window to rear aspect. Radiator.

### Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with hot and cold mixer taps and shower attachment. Vanity hand wash basin. Low level WC. Heated towel rail. Tiled flooring.

### Garden

Large patio seating area with side access to car port. Steps leading up to further paved area and good size lawn area. Shed. Enclosed the panel fencing

### Parking

Driveway leading to carport providing parking for two cars.



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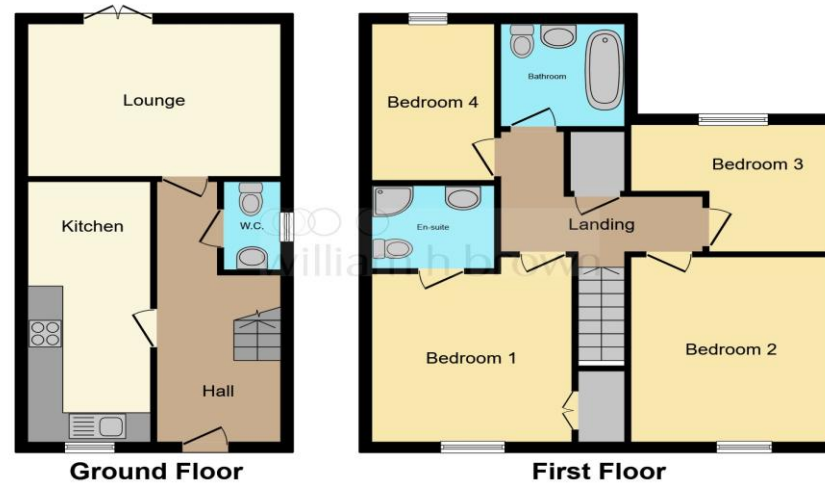
## The Hawthorns, Panfield Lane, Braintree

- Four Bedroom Linked House
- En-Suite to Master Bedroom
- 7 1/2 Years Old
- Double Glazed Windows
- Well Presented Throughout

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

guide price

**£375,000**



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



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Property Ref:  
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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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Please note the marker reflects the  
postcode not the actual property