



Sycamore Grove, Braintree, CM7 2LT

welcome to

Sycamore Grove, Braintree

**** GUIDE PRICE £500,000 - £550,000 **** William H Brown are proud to offer this four bedroom detached family home, tucked away in the highly sought-after Sycamore Grove, just off London Road. Offering generous accommodation throughout for the growing families or anyone seeking additional living space.



Porch

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

Hallway

Stairs to first floor. Under stairs storage cupboard. Radiator. Carpets, Inset spotlights.

Lounge

12' 6" x 12' 6" (3.81m x 3.81m)

Double glazed window to front aspect. Radiator. Feature fireplace. Carpets. Pendant lighting. Opening to:-

Dining Room

12' 9" x 10' max (3.89m x 3.05m max)

Radiator. Carpets. Pendant lighting. Double glazed sliding patio doors to:-

Conservatory

12' 6" x 11' 7" (3.81m x 3.53m)

Double door to rear garden. Double glazed windows all around. Tiled flooring.

Study

15' 9" x 5' 11" (4.80m x 1.80m)

Double glazed window to front aspect. Radiator. Carpets.

Kitchen

17' 5" x 9' 2" (5.31m x 2.79m)

Double glazed window to rear aspect. Double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Four ring electric hob with over head extractor fan. Built in double ovens. Plumbing and space for dishwasher. Space for fridge. Radiator. Storage cupboard.

Cloakroom

Obscure double glazed window to side aspect. Low level WC. Wall mounted hand wash basin. Plumbing and space for washing machine and tumble dryer.

Landing

Loft access. Storage cupboard. Doors leading to:-

Bedroom One

19' 7" max x 13' 8" (5.97m max x 4.17m)

L-shaped. Double glazed window to front aspect. Range of fitted wardrobes. Radiator. Carpets. Door leading to:-

En-Suite

9' 2" x 8' (2.79m x 2.44m)

Obscure double glazed window to front aspect. Walk in shower cubicle. Low level WC. Pedestal hand wash basin. Heated towel rail. Storage cupboard. Tiled walls and flooring.

Bedroom Two

12' 4" x 9' 10" (3.76m x 3.00m)

Double glazed window to rear aspect. Radiator. Carpets

Bedroom Three

15' 7" x 8' 5" (4.75m x 2.57m)

Double glazed window to front aspect. Radiator. Carpets.

Bedroom Four

9' 6" x 8' 6" (2.90m x 2.59m)

Double glazed window to rear aspect. Radiator. Carpets.

Bathroom

8' 10" x 5' 3" (2.69m x 1.60m)

Obscure double glazed window to rear aspect. Side panel bath with over head shower. Vanity unit incorporating a low level WC and hand wash basin. Radiator.

Garden

Good size rear garden commencing with patio seating area and remainder laid to lawn and a further seating area with pergola. Shed. Enclosed by panel fencing. Side access gate.

Parking

Paved driveway providing off street parking for three cars.



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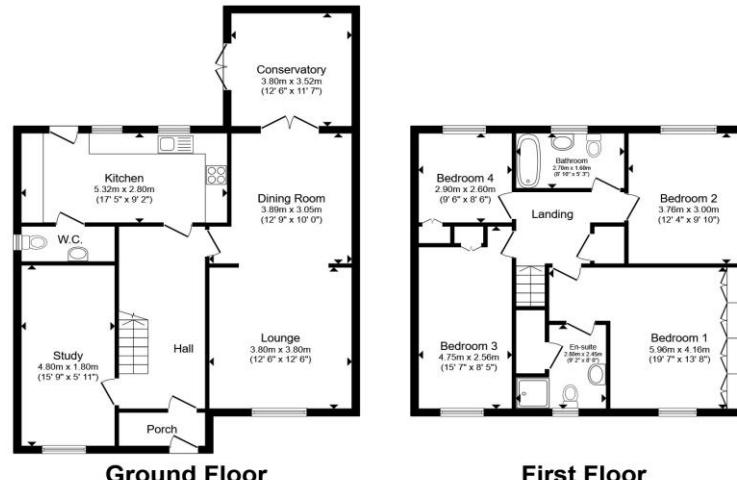
- 4 Bedroom Detached House
- En-Suite
- Three Reception Rooms
- Ground Floor Cloakroom
- Walking Distance to St Michaels Primary School

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£500,000 - £550,000



Total floor area 161.9 m² (1,742 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:
BTR110113 - 0002

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