



**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.



***view this property online*** [williamhbrown.co.uk/Property/BTR110113](http://williamhbrown.co.uk/Property/BTR110113)



welcome to

## Sycamore Grove, Braintree

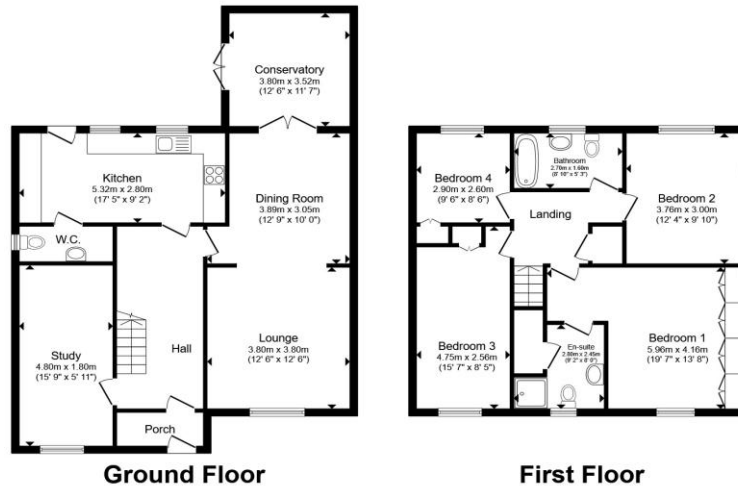
- 4 Bedroom Detached House
- En-Suite
- Three Reception Rooms
- Ground Floor Cloakroom
- Walking Distance to St Michaels Primary School

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£500,000 - £550,000**



Total floor area 161.9 m<sup>2</sup> (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



**view this property online** [williamhbrown.co.uk/Property/BTR110113](https://williamhbrown.co.uk/Property/BTR110113)



Property Ref:  
BTR110113 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

**william h brown**



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



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



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

Please note the marker reflects the  
postcode not the actual property