

Highfields Shalford Road, Panfield, Braintree, CM7 5AS

william h brown

welcome to

Highfields Shalford Road, Panfield Braintree

** GUIDE PRICE £800,000 - £900,000 ** William H Brown are delighted to offer this exceptional five/six-bedroom detached family home, occupying a substantial plot in a picturesque semi-rural location on the outskirts of Panfield, enjoying stunning countryside views and a range of useful outbuildings.



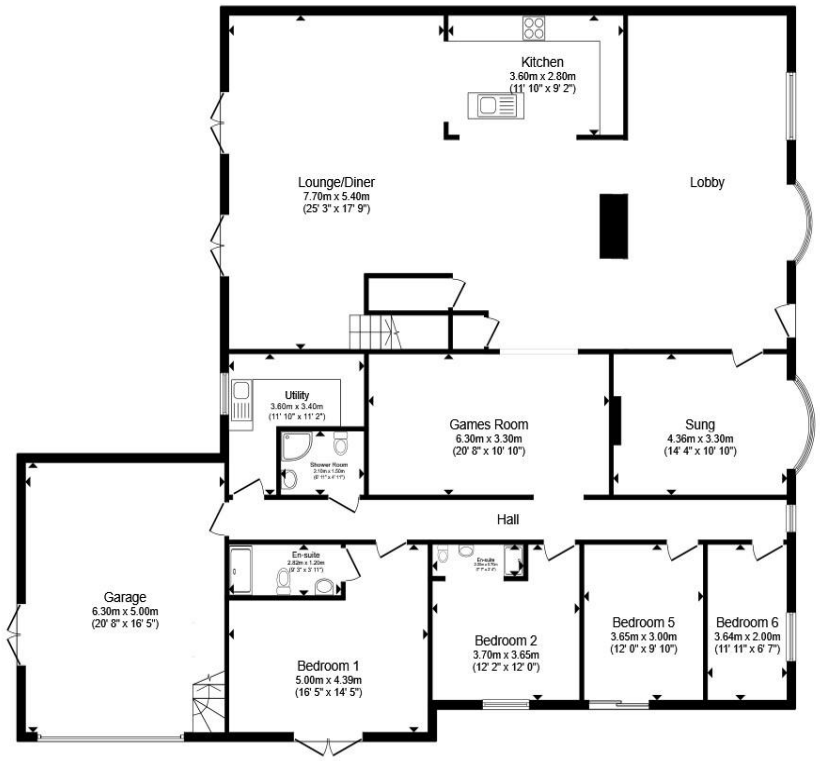




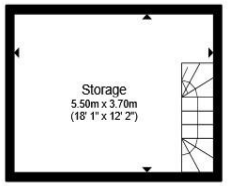




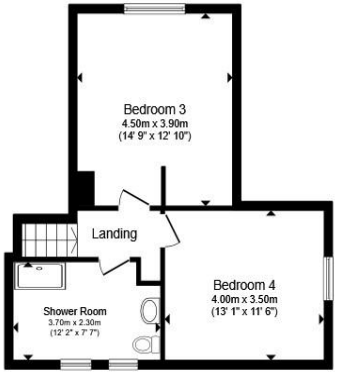




Ground Floor



First Floor



Total floor area 324.1 m² (3,488 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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Front Room
25' 6" x 13' 1" (7.77m x 3.99m)

Lounge / Kitchen / Diner
25' 3" x 30' 5" (7.70m x 9.27m)

Utility Room
11' 8" x 11' 1" (3.56m x 3.38m)

Games Room
10' 8" x 20' 7" (3.25m x 6.27m)

Snug
10' 8" x 14' 3" (3.25m x 4.34m)

Bedroom One
14' 4" max x 13' 1" max (4.37m max x 3.99m max)

En-Suite

Bedroom Two
12' x 12' 1" (3.66m x 3.68m)

En-Suite

Bedroom Four
12' x 9' 8" (3.66m x 2.95m)

Bedroom Six
12' x 6' 6" (3.66m x 1.98m)

Bathroom
6' 9" max x 4' 9" max (2.06m max x 1.45m max)

Landing

Bedroom Three

welcome to

Highfields Shalford Road, Panfield
Braintree

- Five / Six Bedroom Detached Family Home
- Substantial Plot
- Open Plan Field View to Front and Rear
- Four Reception Rooms
- 30 ft Open Plan Family Living

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

guide price

£800,000 to £900,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110766

The Property Ombudsman

Property Ref:
BTR110766 - 0004

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.

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01376 320018

braintree@williamhbrown.co.uk

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

williamhbrown.co.uk

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.