

**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**SHALFORD GREEN, SHALFORD, BRAINTREE, ESSEX,  
CM7 5AY**

**OFFERS OVER £525,000**



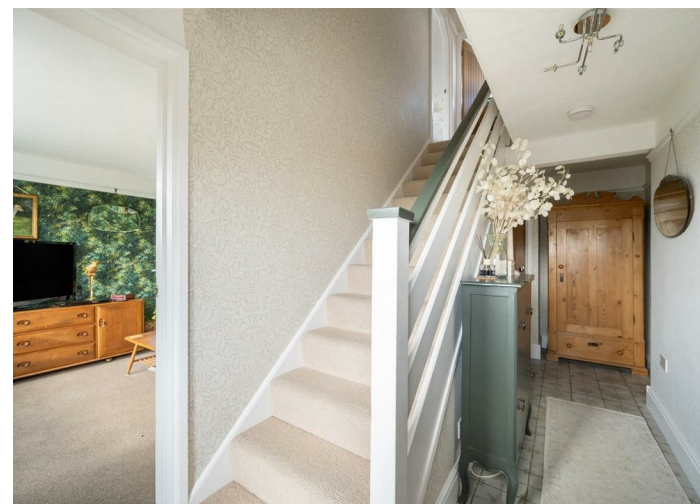
**SHALFORD GREEN  
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BRAINTREE  
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*Surrounded by sprawling countryside in the quiet hamlet of Shalford Green is this fully refurbished & extended three bedroom detached country home boasting a detached barn with fantastic development potential subject to planning permission. The property provides a modern living layout with an abundance of natural light and country charm. The ground floor accommodation comprises:- sitting room, open plan kitchen/dining/living room, bedroom three, shower room and entrance hall. On the first floor are two double bedrooms, a dressing room and family bathroom. Externally the property further benefits from beautifully landscaped gardens and driveway parking. The property offers fantastic potential to extend subject to planning permission.*

**Entrance Hall**

*Full height UPVC double glazed window to front aspect, tiled flooring, stairs rising to the first floor landing, power points, doors to.*





reflect the current condition of the property but instead show a possible vision of what it could look like. These visuals should not be relied upon as an accurate representation or guarantee of what can be achieved. Any prospective purchaser should be aware that there is no assurance that the barn can be converted as shown, including the potential for use as an annex for a family member under permitted development rights, and they are advised to seek independent professional advice, such as from a planning consultant or architect, to assess the feasibility and obtain any necessary permissions or confirmations before proceeding.

- **Three Double Bedrooms**
- **Detached Country Home**
- **Detached Barn**
- **Beautifully Landscaped Gardens**
- **Ample Driveway Parking**
- **Open Plan Kitchen/Dining/Lounge**
- **Separate Second Reception**
- **Family Bathroom & Shower Room**
- **Further Potential To Extend Or Develop (STP)**
- **Countryside Views**

#### **Sitting Room**

11'3" x 11'6" (3.43 x 3.52)

UPVC double glazed windows to multiple aspects, T.V point, power points, wall mounted electric heater.

#### **Living Room / Dining Room**

20'1" x 11'1" (6.14 x 3.4)

UPVC double glazed windows to multiple aspects, UPVC double glazed French doors leading to the garden, feature fireplace with inset wood burning stove, wall mounted electric heater, T.V point, power points, opening to.

#### **Kitchen**

18'2" x 9'11" (5.56 x 3.04)

Base and eye level units with complimentary working surfaces over, space for Range style cooker, inset sink with drainer unit, space for American style fridge/freezer, space for dishwasher, space for washing machine, space for tumble/dryer, tiled flooring, part tiled walls, inset spotlights, power points, UPVC double glazed single door to side aspect.

#### **Bedroom Three**

8'11" x 8'7" (2.72 x 2.63)

UPVC double glazed windows to multiple aspects, wall mounted electric heater, power points.

#### **Shower Room**

Walk-in shower with glass enclosure, wash hand basin, W.C, part tiled walls, tiled flooring, extractor fan.

#### **First Floor Landing**

Power points, doors to.

#### **Principal Bedroom**

12'0" x 11'1" (3.66 x 3.38)

Double glazed window to side aspect, wall mounted electric heater, power points.





**Bedroom Two**

11'7" x 8'3" (3.54 x 2.54)

Double glazed window to side aspect, wall mounted electric heater, power points.

**Dressing Room**

Double glazed window to rear aspect, built-in wardrobes & shelving, power points.

**Family Bathroom**

Double glazed window to rear aspect, freestanding bath with mixer taps & shower attachment, wash hand basin with vanity unit below, heated towel rail, wood effect flooring, wall mounted double vanity cupboard.

**Detached Barn**

To the side of the property is a detached barn with double doors, power and lighting.

**Driveway Parking**

To the side of the property is a shingle driveway, additional driveway parking to the opposite side of the barn.

**Gardens**

To the rear of the property is a shingle seating area leading to the remainder lawn with a circular shingle pathway leading to and enclosed vegetable garden. To the side of the property is an additional shingle patio area leading to the remainder lawn with raised flower beds, low level flower beds and a variety of trees. To the front of the property is a well stocked flower garden with topiary hedging and a paved pathway leading to the front door. Side access is granted via a timber gate.

**Agents Notes**

The images of the outbuilding have been computer generated and are intended for illustrative purposes only, meaning they do not

