



Rayne Road, Braintree CM7 2QG

welcome to

Rayne Road, Braintree

William h brown are pleased to offer this exceptionally high specification four/five bedroom detached family home which offers beautifully appointed, spacious, and versatile accommodation—perfect for the modern growing family.



Hallway

Luxury vinyl flooring. Stairs to first floor. Radiator. Shoe cupboard. Door to Garage. Doors leading to:-

Ground Floor Wc

Wall mounted hand wash basin. Low level WC. Radiator. Tiled flooring.

Kitchen / Diner

15' 1" max x 26' 3" (4.60m max x 8.00m)
Two double glazed window. Range of matching base and eye level units with granite work surface incorporating an inset sink drainer with hot and cold mixer taps. Two integrated ovens with induction and gas hob. Large pantry. Extractor fan over. Radiator. Luxury vinyl flooring.

Utility Room

4' 3" x 9' 2" (1.30m x 2.79m)
Plumbing and space for washing machine. Sink drainer. Luxury vinyl flooring. Door leading to Garden.

Conservatory

11' 10" x 7' 10" (3.61m x 2.39m)
Range of windows and patio doors to garden. Luxury vinyl flooring.

Lounge

14' 2" x 15' 5" (4.32m x 4.70m)
Double glazed French doors to garden. Radiator. Carpets.

Bedroom One

12' 2" to wardrobes x 13' 5" max (3.71m to wardrobes x 4.09m max)
Patio doors to rear aspect. Radiator. Doors leading to:-

En-Suite

7' 7" x 3' 3" (2.31m x 0.99m)
Hand wash basin. Low level WC. Shower cubicle. Tiled flooring.

First Floor Landing

Loft access. Doors leading to:-

Bedroom Two

13' 1" x 9' 10" (3.99m x 3.00m)
Double glazed window to rear aspect. Radiator. Carpets.

Bedroom Three

11' 10" to wardrobes x 9' 10" + recess (3.61m to wardrobes x 3.00m + recess)
Double glazed window to rear aspect. Built in wardrobes. Radiator. Carpets.

Bedroom Four

10' 6" x 9' 10" (3.20m x 3.00m)
Double glazed window to rear aspect. Built in wardrobe. Radiator. Carpets.

Bedroom Five

9' 10" to wardrobes x 9' 2" (3.00m to wardrobes x 2.79m)
Double glazed window to rear aspect. Built in wardrobe. Radiator. Carpets.

Bathroom

9' 10" + recess x 7' 10" (3.00m + recess x 2.39m)
Freestanding bath. Shower enclosure. Hand wash basin inset in a vanity unit. Tiled flooring.

Garden

Generous garden with flagstone patio area, further BBQ patio area, remainder laid to lawn. Summerhouse to remain.

Parking

Block paved driveway with parking for multiple vehicles, side access to garden.

Garage

11' 10" x 10' 2" (3.61m x 3.10m)
Integral garage space for storage with electric shutter door.



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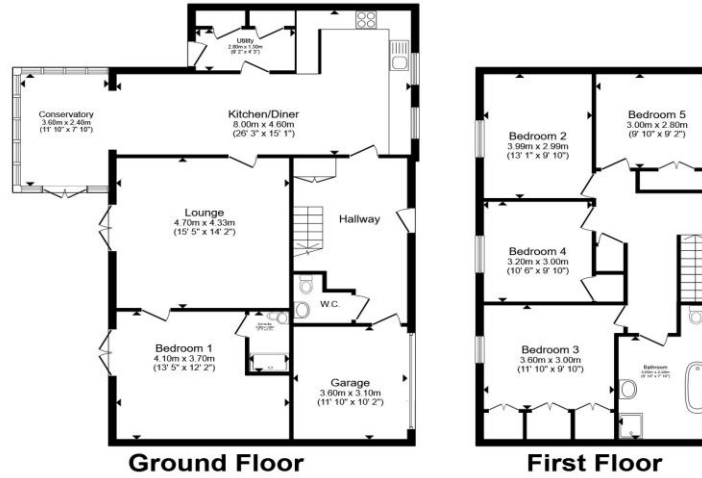
Rayne Road, Braintree

- Four / Five Bedrooms
- En-Suite
- Three Reception Rooms
- Sought After Location Close to the Flitch Way
- Easy Access to A120

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

guide price

£650,000



Total floor area 185.0 m² (1,991 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:
BTR110341 - 0002

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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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