



White Court, Shalford, Braintree, CM7 5FY

welcome to

White Court, Shalford, Braintree

****GUIDE PRICE £850,000 - £900,000**** William H Brown proudly present this beautifully finished four/five-bedroom detached family home on the edge of the sought-after White Court development in Shalford. Conveniently located near village amenities with excellent links to Braintree & London rail links.



Hallway

Ground Floor Cloakroom

Lounge

23' 7" max x 14' 4" max (7.19m max x 4.37m max)

Kitchen / Diner

24' 2" max x 23' max (7.37m max x 7.01m max)

Study

9' 10" max x 14' 4" max (3.00m max x 4.37m max)

Landing

Bedroom One

17' 2" max x 17' 1" max (5.23m max x 5.21m max)

En-Suite

6' 7" x 12' 2" (2.01m x 3.71m)

Bedroom Two

10' 8" x 15' 5" (3.25m x 4.70m)

En-Suite

5' 4" x 4' 3" (1.63m x 1.30m)

Bedroom Three

10' 11" x 18' 11" (3.33m x 5.77m)

Bedroom Four

11' 11" x 14' 6" (3.63m x 4.42m)

Bathroom

5' 11" x 11' 7" (1.80m x 3.53m)

Garden

Cabin

18' 4" x 14' 6" (5.59m x 4.42m)

Parking

Double Garage

20' 8" x 20' 8" (6.30m x 6.30m)



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welcome to

White Court, Shalford, Braintree

- Impressive Detached House
- Finished to a High Standard
- Four Well Proportioned Bedrooms
- Two En-Suites
- Two Additional Reception Rooms

Tenure: Freehold EPC Rating: B

Council Tax Band: G



guide price

£850,000 - £900,000

Total floor area 265.0 m² (2,852 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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Please note the marker reflects the postcode not the actual property



Property Ref:
BTR110322 - 0003

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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