



Church Meadows, Bocking, Braintree, CM7 5SL

welcome to

Church Meadows, Bocking, Braintree

**** GUIDE PRICE £400,000 - £425,000 **** William H Brown are pleased to offer this spacious and beautifully appointed four-bedroom detached family home, nestled in a peaceful and private cul-de-sac on the edge of the charming village of Bocking.



Hallway

Radiator. Stairs to first floor.

Cloakroom

Hand wash basin. Low level WC.

Lounge

21' 1" x 11' 6" (6.43m x 3.51m)

Double glazed window front aspect. Two radiator.
Feature fireplace (not tested). Double glazed sliding patio doors to Conservatory.

Conservatory

12' 3" x 12' 3" (3.73m x 3.73m)

Double glazed windows all around. Double glazed French doors to rear garden.

Dining Room

10' 6" x 8' 5" (3.20m x 2.57m)

Double glazed window to front aspect. Radiator.

Kitchen / Diner

8' 5" x 16' 5" + recess (2.57m x 5.00m + recess)

Two double glazed windows to rear and side aspect.
Range of matching base and eye level units with work surface over incorporating a one and a half ceramic sink drainer with hot and cold mixer taps. Integrated double oven. Four ring gas hob with overhead extractor fan. Cupboard housing boiler. Two radiators. Space for fridge freezer. Breakfast bar. Double glazed door to rear garden.

Landing

Double glazed window to rear aspect. Loft access.
Airing cupboard. Storage cupboard.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Double glazed window to front aspect. Radiator.

En-Suite

Obscure double glazed window to side aspect. Walk in double shower cubicle. Low level WC. Pedestal hand wash basin. Heated towel rail.

Bedroom Two

11' 8" max x 8' 8" (3.56m max x 2.64m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 3" x 8' 8" (2.82m x 2.64m)

Double glazed window to rear aspect. Radiator.

Bedroom Four

7' 2" x 9' 5" (2.18m x 2.87m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to front aspect.
Panel enclosed bath with plumbed in overhead shower. Pedestal hand wash basin. Low level WC. Heated towel rail.

Exterior

Rear garden commences with patio seating area and remainder laid to lawn. Tree and shrub borders. Enclosed by panel fencing. Shed. Gate leading to front.

Driveway leading to garage which provides off street parking for three cars.

Garage

17' 5" x 16' (5.31m x 4.88m)



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welcome to

Church Meadows, Bocking Braintree

- Four Bedroom Detached Family Home
- Sought After Bocking Area
- Secluded Cul-D-Sac Location
- En-Suite to Master Bedroom
- Detached Double Garage

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

guide price

£400,000 - £425,000



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.focalagent.com



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Property Ref:
BTR109693 - 0008

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Please note the marker reflects the
postcode not the actual property