



Mill Lane, Cressing, Braintree, CM77 8HR

welcome to

Mill Lane, Cressing, Braintree

* GUIDE PRICE £375,000-£400,000 * William H Brown are pleased to offer this extended three-bedroom semi-detached family home, situated in an idyllic village location in the highly sought-after village of Cressing, within a short walk of Cressing Station, primary school and village convenience store.



Entrance Porch

Door leading to:-

Hallway

Stairs to first floor. Radiator.

Utility Room / Wc

9' 2" x 8' 3" (2.79m x 2.51m)

Double glazed window. Range of units with stainless steel sink drainer and hot and cold tap. Plumbing and space for washing machine. Low level WC. Storage cupboard.

Lounge

15' 9" max x 12' 2" max (4.80m max x 3.71m max)

Double glazed window. Gas fire. Radiator. Carpets.

Dining Room

8' 6" x 11' (2.59m x 3.35m)

Radiator. Carpets.

Kitchen

8' 7" x 11' 3" (2.62m x 3.43m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Space for cooker. Breakfast bar. Opening to:-

Porch

Door leading to garden.

First Floor Landing

Loft access. Doors leading to:-

Bedroom One

11' 11" extending to x 13' 1" (3.63m extending to x 3.99m)

Double glazed window. Radiator. Carpets. Fitted wardrobes.

Bedroom Two

9' 2" x 14' 4" (2.79m x 4.37m)

Double glazed windows. Radiator. Hand wash basin. Carpets. Fitted wardrobe.

Dressing Room / Bedroom Four

10' 10" x 12' 6" (3.30m x 3.81m)

Range of fitted wardrobes. Radiator. Carpets.

Bedroom Three

8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed window. Radiator. Carpets. Storage cupboard.

Shower Room

6' 7" x 6' 4" (2.01m x 1.93m)

Obscure double glazed window. Double walk in shower. Vanity hand wash basin Low level WC.

Garden

Large paved patio seating area. Sheds & Greenhouses. Outside WC. Remainder laid to lawn. Enclosed by panel fencing. Mature trees and shrubs.

Parking

Driveway providing off street parking for multiple cars leading to garage.

Garage

17' 9" x 9' 3" (5.41m x 2.82m)

Up and over door.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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welcome to

Mill Lane, Cressing Braintree

- Three Bedroom Semi-Detached House
- Extended Property
- Lots of Potential
- Double Glazed
- Gas Central Heating

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

guide price

£375,000 - £400,000



Total floor area 138.6 m² (1,492 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:
BTR109882 - 0002

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.

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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Please note the marker reflects the
postcode not the actual property