



Chapel Hill, Braintree, CM7 3QZ

welcome to

Chapel Hill, Braintree

**** GUIDE PRICE £290,000 - £300,000 **** William H Brown are pleased to present this stunning and immaculately presented three-bedroom home, ideally positioned in a highly convenient location within walking distance of Braintree Town Centre, Freeport Shopping Village, and the Railway Station.



Lounge

11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window. Radiator. Wooden flooring.

Dining Room

11' 2" x 9' 10" (3.40m x 3.00m)

Wooden flooring. Radiator. Feature fireplace with wood burning stove. Door to rear garden. Archway leading to:-

Kitchen Area

7' 10" x 7' 9" (2.39m x 2.36m)

Double glazed windows. Range of matching base and eye level units with work surface over incorporating a double inset stainless steel sink with hot and cold mixer taps. Space for range cooker. Extractor fan. Tiled flooring.

Utility Room

3' 3" x 6' 11" (0.99m x 2.11m)

Plumbing and space for washing machine and tumble dryer. Wall mounted boiler. Storage cupboard.

Landing

Doors leading to:-

Bedroom Two

8' 2" x 7' 7" (2.49m x 2.31m)

Double glazed window. Built in wardrobes. Radiator. Carpets.

Bedroom Three

10' 4" x 10' 2" (3.15m x 3.10m)

Double glazed window. Radiator. Carpets.

Bathroom

11' 11" + recess x 7' 7" (3.63m + recess x 2.31m)

Obscure glazed window. Side panel bath with hot and cold mixer tap and shower attachment. Double shower. Extractor fan. Wall mounted hand wash basin with vanity unit. Low level WC. Heated towel rail.

Loft Conversion

Bedroom One

12' 6" + recess x 10' 2" (3.81m + recess x 3.10m)

Double glazed window. Built in wardrobe. Radiator. Carpets. Door leading to:-

En-Suite

3' 11" x 6' 3" (1.19m x 1.91m)

Double glazed skyline window. Walk in shower. Low level WC. Vanity hand wash basin. Heated towel rail. Extractor fan.

Garden

Long rear garden with an array of mature trees and shrubs. Seating area. Enclosed by fencing.

Parking

Driveway providing off street parking for two cars.

Agent Note

Communal gated access for right of way to neighbouring gardens.



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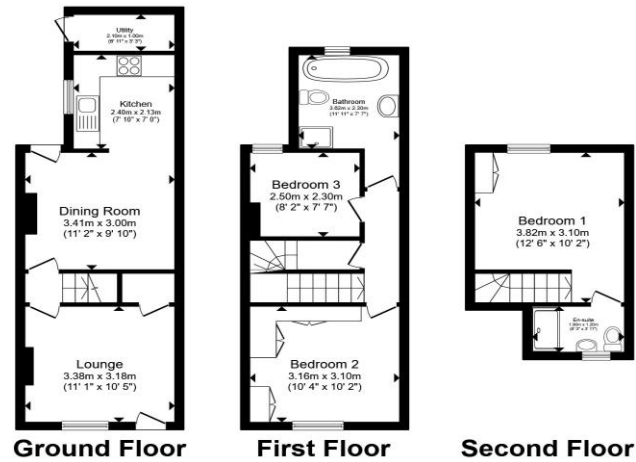
welcome to

Chapel Hill, Braintree

- Three Bedroom House
- Well Presented
- Double Glazing
- Gas Central Heating
- Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B



guide price

£290,000 - £300,000

Total floor area 81.6 m² (879 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:

BTR110420 - 0003

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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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