



Mansion Garden Close, Braintree, CM7 5XG

welcome to

Mansion Garden Close, Braintree

* GUIDE PRICE £425,000 - £450,000 * William H Brown are pleased to offer this superb three-bedroom link-detached family home, ideally positioned within a peaceful cul-de-sac of modern homes in the highly sought-after town of Braintree.



Hallway

Stairs leading to first floor, Laminate flooring. Doors leading to:-

Ground Floor Wc

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

Lounge

18' 2" x 10' 2" (5.54m x 3.10m)
Double glazed window. Double glazed French doors to rear garden. Radiators. Laminate flooring.

Kitchen / Diner

18' 8" x 9' 8" (5.69m x 2.95m)
Double glazed windows. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven. Four ring induction hob. Overhead extractor fan. Integrated appliances. Breakfast bar. Door leading to:-

Utility Room

6' 11" x 6' 7" (2.11m x 2.01m)
Double glazed window and door to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Wall mounted boiler. Radiator.

Landing

Radiator. Loft access. Carpets. Doors leading to:-

Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m)
Double glazed window. Radiator. Carpets. Door leading to:-

En-Suite

7' x 4' 3" (2.13m x 1.30m)
Obscure double glazed window. Walk in shower. Low level WC. Wall mounted hand wash basin. heated towel rail.

Bedroom Two

9' 1" x 9' 10" (2.77m x 3.00m)
Double glazed window. Radiator. Carpets.

Bedroom Three

9' max x 9' 10" max (2.74m max x 3.00m max)
Double glazed window. Radiator. Carpets.

Bathroom

7' 3" x 5' 7" (2.21m x 1.70m)
Obscure double glazed window. Side panel bath with hot and cold mixer taps and shower attachment. Pedestal hand wash basin with vanity unit. Heated towel rail.

Garden

Landscaped rear garden with paved patio seating areas and remainder laid to lawn. Enclosed by panel fencing, Side access gate. Door leading to garage.

Parking

Driveway providing off street parking leading to garage.

Garage

17' 5" x 10' 6" (5.31m x 3.20m)
1 1/2 length. Up and over door. Power and lighting.



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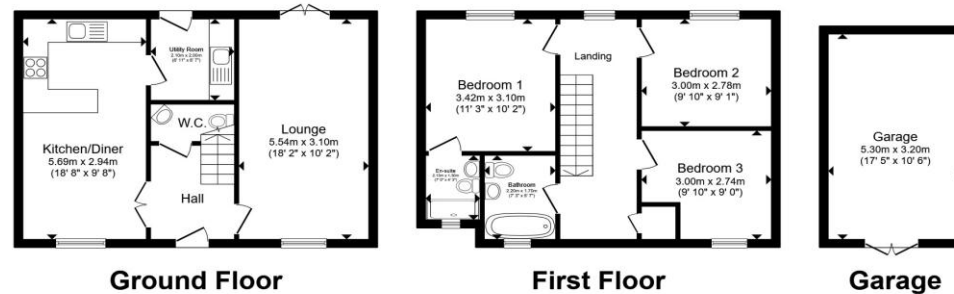


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Mansion Garden Close, Braintree

- Three Bedroom Link Detached
- Still Under NHBC or Equivalent
- En-Suite
- Well Presented Throughout
- Close to Town Centre & Railway Station

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



guide price

£425,000 - £450,000

Total floor area 110.0 m² (1,184 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:
BTR110594 - 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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Please note the marker reflects the
postcode not the actual property