



Doubleday Gardens, Braintree, CM7 9SW

welcome to

Doubleday Gardens, Braintree

William H Brown are proud to offer this stunning and spacious four double bedroom detached family home situated in a highly desirable cul-de-sac setting next to the scenic Blackwater Nature Reserve. This beautiful home has been decorated to a high standard and backs onto woods.



Entrance Porch

Laminate flooring. Doors leading to:-

Study

5' 3" x 7' 9" (1.60m x 2.36m)

Double glazed window. Radiator. Laminate flooring.

Ground Floor Cloakroom

Obscure double glazed window. Low level WC.

Vanity hand wash basin. Heated towel rail. Laminate flooring.

Hallway

Stairs leading to first floor. Understairs storage cupboard. Radiator. Carpets. Doors leading to:-

Lounge

12' 6" x 23' (3.81m x 7.01m)

Double glazed French doors to rear garden. Radiator. Carpets. Feature fireplace.

Dining Room

9' 8" x 11' 7" (2.95m x 3.53m)

Double glazed window. Radiator. Laminate flooring.

Kitchen

9' 6" x 14' 6" + recess (2.90m x 4.42m + recess)

Dual aspect double glazed windows. range of matching base and eye level units with work surface over incorporating a butler sink with hot and cold mixer taps. Space for range cooker. Overhead extractor fan. Integrated dishwasher. Breakfast bar. Engineered oak flooring. Door leading to:-

Utility Room

8' 10" x 9' 2" (2.69m x 2.79m)

L'shaped. Double glazed window and door. range of matching units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Plumbing and space for washing machine and tumble dryer. Space for fridge freezer. Part tiled walls. Engineered oak flooring.

Landing

Radiator. Doors leading to:-

Bedroom One

9' 10" x 13' 9" (3.00m x 4.19m)

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

Bedroom Two

9' 10" max x 10' 8" max (3.00m max x 3.25m max)

Double glazed window. Radiator. Carpets. Door leading to:-

En-Suite

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

Obscure double window. Double walk in shower. Vanity unit incorporating a low level WC and hand wash basin. Laminate flooring.

Bedroom Three

12' 6" x 7' 10" (3.81m x 2.39m)

Double glazed window. Radiator. Carpets.

Bedroom Four

11' 10" x 7' 10" (3.61m x 2.39m)

Double glazed window. Radiator. Carpets. Loft access.

Bathroom

6' 7" x 6' 11" (2.01m x 2.11m)

Obscure double glazed window. Side panel bath with wall mounted taps. Overhead shower. Vanity unit incorporating low level WC and hand wash basin. Laminate flooring.

Garden

South facing rear garden. Large paved area leading to lawn with mature trees and shrubs. Shed.

Parking

Paved driveway providing off street parking for multiple cars. Gate leading to garden

Double Garage

16' 5" x 17' 1" (5.00m x 5.21m)

Two electric doors. Power and lighting.



view this property online williamhbrown.co.uk/Property/BTR110690

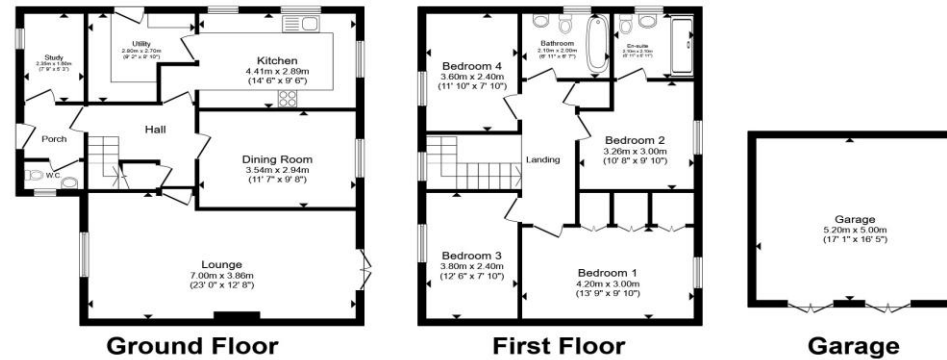


welcome to

Doubleday Gardens, Braintree

- 4 Bedroom Detached Family Home
- Detached
- Three Reception Rooms
- En-Suite
- Utility Room

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



offers over
£550,000

Total floor area 165.3 m² (1,780 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

william
h brown



view this property online williamhbrown.co.uk/Property/BTR110690

Please note the marker reflects the
postcode not the actual property



Property Ref:
BTR110690 - 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.

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.

william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk