



Willingale Road, Braintree, CM7 9FA

welcome to

Willingale Road, Braintree

William H Brown are delighted to present this spacious and beautifully extended four double bedroom detached family home, offering generous accommodation sitting on a large plot in the sought-after Kings Park location, perfect for modern family living.



Porch

Radiator. Door leading to:-

Galleried Hallway

Laminate flooring. Stairs leading to first floor. Under stairs cupboard. Storage cupboard. Radiator. Doors leading

Ground Floor Wc

Obscure double glazed window. Low level WC & wall mounted hand wash basin incorporated in a vanity unit. Radiator. Laminate flooring.

Study

7' 10" x 6' 11" (2.39m x 2.11m)

Double glazed windows. Laminate flooring. Radiator. TV point.

Lounge

17' 9" x 10' 10" (5.41m x 3.30m)

Double glazed window. Double glazed sliding patio doors to rear garden. Laminate flooring. Two radiators. Feature fireplace. TV point.

Dining Room

16' 1" x 8' 2" (4.90m x 2.49m)

Double glazed window, Laminate flooring. Radiator. TV point.

Kitchen

8' 2" x 12' 6" (2.49m x 3.81m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Double built in oven. Five ring gas hob. Overhead extractor fan. Plumbing and space for dishwasher. Radiator. Plinth lighting. TV point. Space for American style fridge freezer.

Utility Area

8' 6" x 5' 7" (2.59m x 1.70m)

Range of matching base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer taps. Plumbing and space for washing machine and tumble dryer. Wall mounted boiler. Under counter lighting. Plinth lighting. Extractor fan. Door leading to garden.

Galleried Landing

Loft access part boarded with lighting. Radiator. Carpets. Airing cupboard. Doors leading to:-

Bedroom One

16' 2" x 8' 6" (4.93m x 2.59m)

Double glazed window. Fitted wardrobes. Radiator. Carpets. TV point. Door leading to:-

En-Suite

7' 2" x 4' 7" (2.18m x 1.40m)

Obscure double glazed window. Walk in shower cubicle. Low level WC and wall mounted hand wash basin incorporating in a vanity unit. Radiator. Shaver point. Extractor fan.

Bedroom Two

Irregular Shaped Room 17' 5" x 10' 11" (5.31m x 3.33m)

Double glazed window. Radiator. Carpets. Fitted wardrobes. Two TV point. Door leading to:-

En-Suite

5' 11" x 7' 2" (1.80m x 2.18m)

Obscure double glazed window. Walk in shower cubicle. Low level WC. Vanity hand wash basin. Radiator. Extractor fan.

Bedroom Three

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

Double glazed window. Radiator. Carpets. TV point. Fitted wardrobe.

Bedroom Four

9' 10" x 8' 6" (3.00m x 2.59m)

Double glazed window. Radiator. Carpets. TV point. Fitted wardrobe.

Bathroom

5' 7" x 7' 2" (1.70m x 2.18m)

Obscure double glazed window. Side panel bath with hot and cold mixer taps with a power shower attachment. Wall mounted towel rail. Low level WC & hand wash basin incorporated in a vanity unit. Shaver point. Extractor fan.

Garden

Commencing a large paved patio seating area, Remainder laid to lawn. An array of mature trees and shrubs. Three sheds. Enclosed by panel fencing. Side access gate. Access to garage. Outside lighting & tap. Fish pond.

Parking

Driveway providing off street parking for multiple cars leading to double garage. Security light. Side access gate to garden.

Garage

16' 5" x 16' 5" (5.00m x 5.00m)

Two up and over doors. Power and lighting. Roof access for storage.



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welcome to

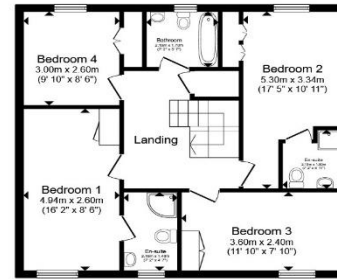
Willingale Road, Braintree

- Four Double Bedroom Detached House
- Two En-Suites
- Three Reception Rooms
- Extended and Improved
- Cul-De-Sac Location

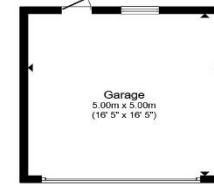
Tenure: Freehold EPC Rating: C
Council Tax Band: E



Ground Floor



First Floor



Garage

£500,000

Total floor area 159.3 m² (1,715 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR106173 - 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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