



Faraday Close, Braintree, CM7 1JD

welcome to

Faraday Close, Braintree

**** GUIDE PRICE £400,000 - £425,000 **** William H Brown are delighted to present this beautifully maintained three-bedroom detached family home, perfectly positioned within one of Braintree's most sought-after areas. Conveniently situated within walking distance of Notley High School.



Hallway

Stairs leading to first floor. Engineered oak flooring. Radiator. Doors leading to:-

Lounge

12' 10" x 12' 6" (3.91m x 3.81m)
Double glazed window. Radiator. Carpets.

Dining Room

12' 8" + recess x 10' 4" (3.86m + recess x 3.15m)
Double glazed French doors to rear garden. Radiator. Laminate flooring.

Kitchen

9' x 7' 10" (2.74m x 2.39m)
Double glazed window. 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 hob. Overhead extractor fan. Plumbing and space for washing machine and dishwasher. Space for fridge freezer. Wall mounted boiler.

Landing

Storage cupboard. Carpets. Loft access. Doors leading to:-

Bedroom One

13' x 10' 6" + recess (3.96m x 3.20m + recess)
Double glazed window. Radiator. Carpets.

Bedroom Two

9' 10" x 9' 10" (3.00m x 3.00m)
Double glazed window. Radiator. Carpets. Built in wardrobes.

Bedroom Three

9' 10" x 7' 11" (3.00m x 2.41m)
Double glazed window. Radiator. Carpets.

Shower Room

6' 3" x 8' 7" (1.91m x 2.62m)
Obscure double glazed window. Double walk in shower. Low level WC. Vanity hand wash basin.

Garden

Commencing with a paved patio seating area then raised by a small brick wall to a lawned area and further seating. Enclosed by panel fencing. Door to garage.

Parking

Driveway providing off street parking.

Small Garage

19' 8" x 7' 3" (5.99m x 2.21m)



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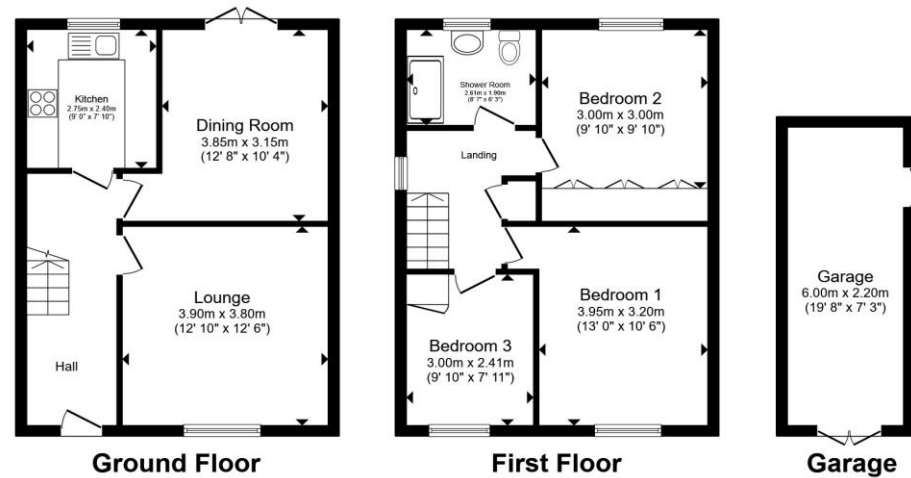
- Three Bedroom Detached
- Well Presented Throughout
- Sought After Area
- Walking Distance to Notley High School
- Waling Distance to Braintree Station

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£400,000 - £425,000



Total floor area 102.7 m² (1,105 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:

BTR110698 - 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