



**Saffron Gardens, Wethersfield, Braintree, CM7 4BL**



**welcome to**

**Saffron Gardens, Wethersfield, Braintree**

**\*\* GUIDE PRICE £350,000 - £375,000 \*\*** William H Brown are delighted to present this smart, spacious three-bedroom semi-detached home offering generous living areas, modern finishes, and a well-kept feel throughout — a move-in-ready property with great family space and standout presentation.



### **Entrance Hallway**

13' 11" x 7' 1" ( 4.24m x 2.16m )

Double glazed window to rear aspect. Stairs to first floor. Understairs storage cupboard. Radiator. Door leading to:-

### **Lounge**

13' 5" x 24' 11" ( 4.09m x 7.59m )

Double glazed bay window to front aspect. Double glazed window to front aspect. Radiator. Door leading to:-

### **Study**

11' 1" x 7' 2" ( 3.38m x 2.18m )

Double glazed window to rear aspect. Radiator.

### **Inner Lobby**

Partly glazed door to side aspect leading to garden. Opening to:

### **Kitchen**

18' 8" x 6' 2" ( 5.69m x 1.88m )

Two double glazed window to side aspect. Range of matching units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Five ring calor gas hob. Radiator. Opening to:-

### **Utility Room**

6' 2" x 5' 10" ( 1.88m x 1.78m )

Double glazed window to rear aspect. Range of matching units with work surface over. Plumbing and space for washing machine, dishwasher, fridge / freezer and tumble dryer. Radiator.

### **Landing**

Doors leading to:-

### **Bedroom One**

13' 1" x 10' 9" ( 3.99m x 3.28m )

Double glazed window to front aspect. Range of fitted wardrobes. Built in storage cupboard. Radiator.

### **Bedroom Two**

11' 1" x 10' 9" ( 3.38m x 3.28m )

Double glazed window to front aspect. Built in wardrobe. Airing cupboard.

### **Bedroom Three**

10' 3" x 7' 2" ( 3.12m x 2.18m )

Double glazed window to rear aspect. Built in wardrobe. Radiator.

### **Bathroom**

7' 2" x 5' 10" ( 2.18m x 1.78m )

Obscure double glazed window to rear aspect. Side panel bath with wall mounted shower attachment. Hand wash basin with vanity unit. Low level WC. Radiator.

### **Garden**

Commences with paved patio seating area an remainder laid to lawn. Mature tree and shrub borders. Enclosed by panel fencing. Shed.

### **Parking**

Off street parking for multiple cars.



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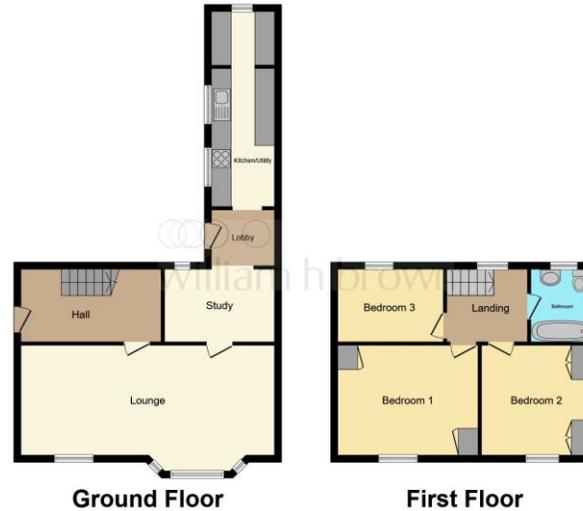
## Saffron Gardens, Wethersfield Braintree

- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Utility Room
- Sought After Location
- Double Glazing

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

guide price

**£350,000 - £375,000**



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.focalagent.com



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Property Ref:  
BTR109933 - 0004

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william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)