



Stilemans Wood, Cressing, Braintree CM77 8GR

welcome to

Stilemans Wood, Cressing, Braintree

William H Brown are pleased to offer this three bedroom semi detached house situated in the sought after village of Cressing with mainline links to London Liverpool Street.



Hallway

Double glazed door to front, radiator.

Cloakroom

Double glazed window, low level WC, wash hand basin, radiator.

Lounge

17' 6" x 14' 6" (5.33m x 4.42m)

Double glazed window, stairs to first floor, two radiators.

Kitchen / Diner

14' 6" x 9' (4.42m x 2.74m)

Double glazed window, double glazed French doors to garden, range of wall and base units with rolled edge work surfaces, under stair storage, tiled flooring, radiator, integrated oven, hob and extractor hood over, spaces for appliances.

Landing

Access to loft space, airing cupboard.

Bedroom One

11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed window, radiator.

En-Suite

Double glazed window, walk in shower cubicle, low level WC, wash hand basin, radiator.

Bedroom Two

10' 6" x 8' (3.20m x 2.44m)

Double glazed window, radiator.

Bedroom Three

8' 7" x 5' 6" (2.62m x 1.68m)

Double glazed window, radiator.

Bathroom

Double glazed window, radiator, enclosed panelled bath with shower over, low level WC, wash hand basin, extractor fan, tiled flooring.

Rear Garden

Patio seating terrace, lawn area, flower, tree and shrub displays to border, side access, enclosed by panelled fencing.

Parking

Driveway and garage.



view this property online williamhbrown.co.uk/Property/BTR110271



welcome to

Stilemans Wood, Cressing Braintree

- ONWARD CHAIN COMPLETE
- Village of Cressing
- Mainline Links to London
- Garage and Driveway
- En-Suite to Master

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

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110271



Property Ref:
BTR110271 - 0005

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**
Incorporating
**Porter
Glenny**



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk