



Medley Road, Rayne, BRAINTREE, CM77 6TQ

welcome to

Medley Road, Rayne, BRAINTREE

**** GUIDE PRICE £425,000 - £450,000 **** William H Brown are pleased to offer this spacious four-bedroom semi-detached family home, situated in the sought-after village of Rayne and enjoying a fantastic position backing directly onto the picturesque Fitch Way and easy access to A120.



Porch

Entrance hall with a door to the wet room on the left and a door leading to the lounge.

Wet Room

Obscure double glazed window. Low level WC. Wall mounted hand wash basin with vanity unit. Radiator. Shower.

Lounge

16' 9" x 16' 9" (5.11m x 5.11m)
Double glazed window. Stairs rising to the first floor. Feature fireplace. Laminate flooring. Radiator.

Kitchen

12' 6" x 8' 10" (3.81m x 2.69m)
Double glazed window. Range of matching base and eye level units with work surface over incorporating an inset sink with hot and cold mixer tap. Integrated dishwasher. Plumbing and space for washing machine. Built in double oven. Electric hob. Overhead extractor fan.

Dining Room

12' 6" x 8' 2" (3.81m x 2.49m)
Open plan from the kitchen and into the rear conservatory / reception room. Laminate flooring. Radiator.

Conservatory / Office

9' 6" x 8' 6" (2.90m x 2.59m)
Double glazed windows all around. Radiator. Fitted units incorporating an American style fridge freezer. Double glazed door to rear garden. Cosy roof.

Conservatory / Reception Room

11' x 14' 5" (3.35m x 4.39m)
Double glazed windows. Double glazed French doors. Storage cupboards. Two radiators. Laminate flooring. Cosy roof.

Landing

Loft access. Doors leading to:-

Bedroom One

13' 9" x 10' 6" (4.19m x 3.20m)
Double glazed window. Radiator. Carpets. Wardrobes.

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.59m)
Double glazed window. Radiator. Laminate flooring.

Bedroom Three

8' 2" + recess x 8' 2" (2.49m + recess x 2.49m)
Double glazed window. Radiator. Laminate flooring.

Bedroom Four

10' 6" x 7' (3.20m x 2.13m)
Double glazed window. Radiator. Laminate flooring.

Shower Room

Double glazed window. Walk in shower cubicle. Vanity hand wash basin. Low level WC.

Garden

Commencing with a large paved patio seating area and further paved seating area to the rear. Remainder laid to lawn. An array of mature plants, trees and shrubs. Enclosed by panel fencing. Access onto the Flitch Way

Parking

Driveway providing off street parking to the front for three cars and a garage en-bloc to the rear with further additional parking, EV charging unit on the drive. When installed the fuse box was upgraded to accommodate the extra power drawn.

Garage

16' 4" x 9' 2" (4.98m x 2.79m)

Agent Note

The property benefits from roof-mounted solar panels with a 1.9kW system and all relevant certifications. The panels are owned outright by the property and are registered under the Government Feed-in Tariff scheme, which remains in place until December 2036. As a result, the purchaser can expect an annual income of approximately £1,200 for the remainder of the scheme period.

In addition, a separate solar panel system provides hot water heating. This has proven highly efficient, and the current owners have not needed to use the gas boiler for almost three months as a result.



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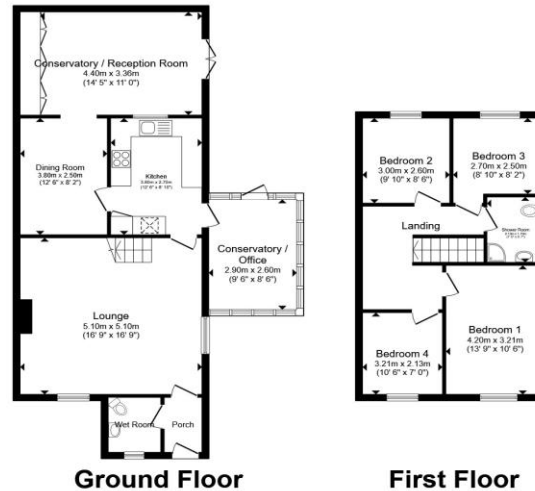
Medley Road, Rayne BRAINTREE

- Four Bedroom Semi-Detached House
- Spacious Accommodation
- Two Conservatories
- Backing on the Fitch Way
- Solar Panels

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

guide price

£425,000 - £450,000



Total floor area 128.4 m² (1,382 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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postcode not the actual property

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Property Ref:
BTR110518 - 0002

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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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