



Rye Grass Way, Braintree, CM7 1GL

welcome to

Rye Grass Way, Braintree

GUIDE PRICE £360,000 - £375,000 William H Brown are delighted to present this beautifully maintained three-bedroom semi-detached family home, situated within a peaceful cul-de-sac and just a short walk from Braintree Town Centre, Railway Station and the popular Freeport Shopping Village.



Hallway

Stairs leading to first floor. Laminate flooring. Doors leading to:-

Ground Floor Cloakroom

Obscure double glazed window. Low level WC. Vanity hand wash basin. Radiator.

Lounge

11' 8" x 15' 2" (3.56m x 4.62m)

Double glazed windows. Radiator. Laminate flooring. Inset spotlights.

Kitchen / Diner

8' 7" x 18' 5" (2.62m x 5.61m)

Double glazed window. Double glazed French doors to rear garden. Inset spotlights. Laminate flooring. Radiator. Range of matching base and eye level units with work surface over incorporating an inset sink with hot and cold mixer tap. Plumbing and space for range cooker. Overhead extractor fan. Integrated appliances. Wall mounted boiler.

Landing

Loft access. Doors leading to:-

Bedroom One

9' 10" + recess x 11' 10" (3.00m + recess x 3.61m)

Double glazed window. Radiator. Laminate flooring. Built in wardrobes.

Bedroom Two

10' 11" x 11' 11" (3.33m x 3.63m)

Double glazed window. Radiator. Laminate flooring

Bedroom Three

11' 10" x 8' 2" max (3.61m x 2.49m max)

. Storage cupboard.

Bathroom

6' 3" x 7' 10" (1.91m x 2.39m)

Obscure double glazed window. Side panel bath with hot and cold mixer tap and shower attachment. Low level WC. Vanity hand wash basin. Heated towel rail. Tiled flooring. Fully tiled walls.

Garden

Commencing with a paved patio seating area and remainder laid to lawn. An array of mature trees and shrubs. Shed. Enclosed by panel fencing. Side access gate.

Parking

Driveway providing off street parking for two cars.



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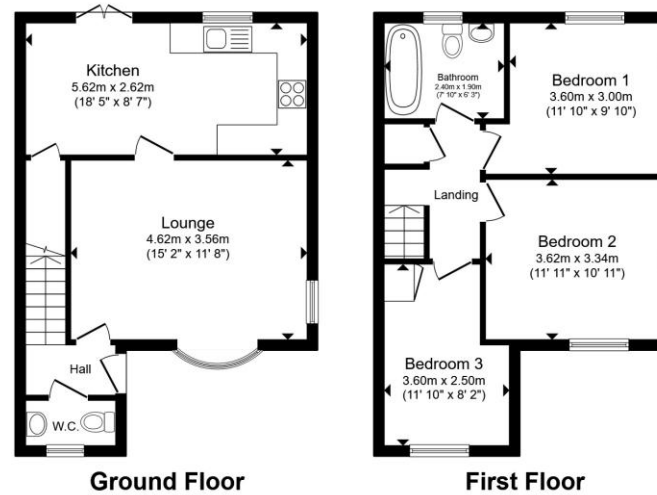
- Walking Distance to Freeport Shopping Village & Station
- Double Width Driveway
- En-Suite to Master Bedroom
- Three Bedrooms
- Semi Detached Family Home

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£360,000 - £375,000



Total floor area 80.2 m² (864 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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Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR110678 - 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.



william h brown



01376 320018



braintree@williamhbrown.co.uk



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



williamhbrown.co.uk