



**Hadley Close, Braintree, CM7 5LP**



**welcome to**

**Hadley Close, Braintree**

A well presented four-bedroom mid-terrace family home situated in a highly desirable cul-de-sac location, offering spacious and versatile accommodation, a stunning mature rear garden with garden room, detached garage, and the added benefit of solar panels with a Tesla battery storage system.



### **Entrance Porch**

Door leading to:-

### **Hallway**

Double glazed window. Stairs to first floor. Radiator.  
Doors leading to

### **Lounge Area**

14' 5" x 12' 6" ( 4.39m x 3.81m )  
Double glazed window. Radiator. Feature open  
fireplace.

### **Dining Area**

12' 2" x 9' 6" ( 3.71m x 2.90m )  
Radiator. Opening to:-

### **Kitchen**

16' 5" max x 5' 11" max ( 5.00m max x 1.80m max )  
L'shaped, Range of matching base and eye level units  
with work surface over incorporating a one and a half  
stainless steel sink drainer with hot and cold mixer  
tap. Integrated oven. Gas hob. Extractor fan.  
Plumbing and space for washing machine and  
tumble dryer. Space for American style fridge freezer.  
Double glazed sliding patio doors to rear garden.

### **Ground Floor Wc**

Low level WC. hand wash basin.

### **Landing**

Loft access. Doors leading to:-

### **Bedroom One**

11' 10" x 12' 10" ( 3.61m x 3.91m )  
Double glazed window. Radiator.

### **Bedroom Two**

9' 10" x 9' 2" ( 3.00m x 2.79m )  
Double glazed window. Radiator.

### **Bedroom Three**

11' 10" x 7' 7" ( 3.61m x 2.31m )  
Double glazed window. Radiator.

### **Bedroom Four**

8' 6" x 6' 11" ( 2.59m x 2.11m )  
Double glazed window. Radiator.

### **Bathroom**

4' 7" x 7' 10" ( 1.40m x 2.39m )  
Obscure double glazed window. Side panel bath with  
hot and cold mixer tap. Overhead shower. Low level  
WC. Bidet. Wall mounted hand wash basin with  
vanity unit. Part tiled walls.

### **Garden**

Large rear garden commencing with steps leading  
down. Remainder laid to lawn with an array of  
mature trees and shrubs. Shed & Greenhouses.

### **Garage En-Bloc**

16' 1" x 7' 9" ( 4.90m x 2.40m )  
The garage is situated opposite the property.



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welcome to

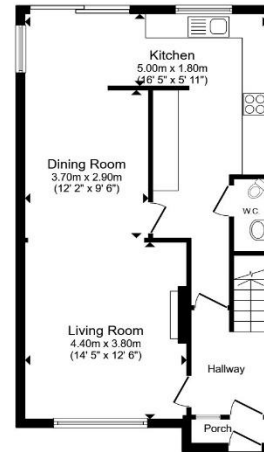
## Hadley Close, Braintree

- Detached Garage
- Ground Floor Cloakroom/WC
- Large Mature Rear Garden
- Solar Panels with Tesla Battery Storage System
- Spacious Living Room and Separate Dining Room

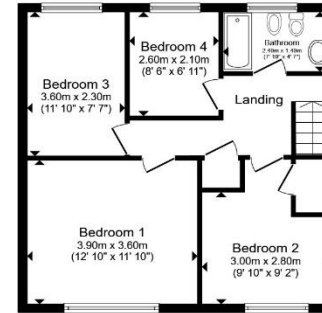
Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £350,000



Ground Floor



First Floor

Total floor area 109.3 m<sup>2</sup> (1,177 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:  
BTR110450 - 0002

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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](https://www.williamhbrown.co.uk)