



Rayne Road, Braintree, CM7 2QG

welcome to

Rayne Road, Braintree

William h brown are pleased to offer this exceptionally high specification four/five bedroom detached family home which offers beautifully appointed, spacious, and versatile accommodation—perfect for the modern growing family.



Hallway

Luxury vinyl flooring. Stairs to first floor. Radiator. Shoe cupboard. Door to Garage. Doors leading to:-

Ground Floor Wc

Wall mounted hand wash basin. Low level WC. Radiator. Tiled flooring.

Kitchen / Diner

15' 1" max x 26' 3" (4.60m max x 8.00m)
Two double glazed window. Range of matching base and eye level units with granite work surface incorporating an inset sink drainer with hot and cold mixer taps. Two integrated ovens with induction and gas hob. Large pantry. Extractor fan over. Radiator. Luxury vinyl flooring.

Utility Room

4' 3" x 9' 2" (1.30m x 2.79m)
Plumbing and space for washing machine. Sink drainer. Luxury vinyl flooring. Door leading to Garden.

Conservatory

11' 10" x 7' 10" (3.61m x 2.39m)
Range of windows and patio doors to garden. Luxury vinyl flooring.

Lounge

14' 2" x 15' 5" (4.32m x 4.70m)
Double glazed French doors to garden. Radiator. Carpets.

Bedroom One

12' 2" to wardrobes x 13' 5" max (3.71m to wardrobes x 4.09m max)
Patio doors to rear aspect. Radiator. Doors leading to:-

En-Suite

7' 7" x 3' 3" (2.31m x 0.99m)
Hand wash basin. Low level WC. Shower cubicle. Tiled flooring.

First Floor Landing

Loft access. Doors leading to:-

Bedroom Two

13' 1" x 9' 10" (3.99m x 3.00m)
Double glazed window to rear aspect. Radiator. Carpets.

Bedroom Three

11' 10" to wardrobes x 9' 10" + recess (3.61m to wardrobes x 3.00m + recess)
Double glazed window to rear aspect. Built in wardrobes. Radiator. Carpets.

Bedroom Four

10' 6" x 9' 10" (3.20m x 3.00m)
Double glazed window to rear aspect. Built in wardrobe. Radiator. Carpets.

Bedroom Five

9' 10" to wardrobes x 9' 2" (3.00m to wardrobes x 2.79m)
Double glazed window to rear aspect. Built in wardrobe. Radiator. Carpets.

Bathroom

9' 10" + recess x 7' 10" (3.00m + recess x 2.39m)
Freestanding bath. Shower enclosure. Hand wash basin inset in a vanity unit. Tiled flooring.

Garden

Generous garden with flagstone patio area, further BBQ patio area, remainder laid to lawn. Summerhouse to remain.

Parking

Block paved driveway with parking for multiple vehicles, side access to garden.

Garage

11' 10" x 10' 2" (3.61m x 3.10m)
Integral garage space for storage with electric shutter door.



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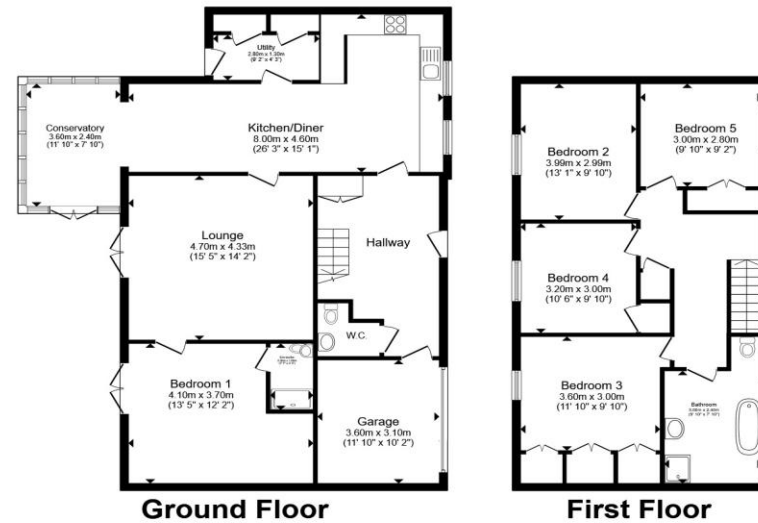
welcome to

Rayne Road, Braintree

- Four / Five Bedrooms
- En-Suite
- Three Reception Rooms
- Sought After Location Close to the Flitch Way
- Easy Access to A120

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

£625,000



Total floor area 185.0 m² (1,991 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:
BTR110341 - 0003

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.


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