



Elizabeth Lockhart Way, Braintree, CM7 9RH

welcome to

Elizabeth Lockhart Way, Braintree

**** GUIDE PRICE £550,000 - £600,000 **** William H Brown are pleased to offer this five-bedroom detached family home, ideally positioned within a quiet cul-de-sac and conveniently located within walking distance of Braintree Town Centre, local amenities, schools and transport links.



Hallway

Stairs to first floor. Doors leading to:-

Ground Floor Wc

Low level WC. Hand wash basin.

Lounge

19' 3" x 10' 6" (5.87m x 3.20m)

Double glazed window. Double glazed French doors
Feature fireplace, Radiator.

Playroom / Study

9' 6" x 10' 10" (2.90m x 3.30m)

Double glazed window. Radiator.

Kitchen / Diner

26' 4" x 10' 10" (8.03m x 3.30m)

Double glazed window. Double glazed French doors
to rear garden. Range of matching base and eye level
units with work surface over incorporating one and a
half sink drainer with hot and cold mixer taps. Built in
oven. Four ring gas hob with overhead extractor fan.
Integrated dishwasher. Wine cooler

Utility Room

6' 2" x 6' 4" (1.88m x 1.93m)

Double glazed window, Double glazed door to rear
garden. Base with work surface over incorporating a
stainless steel sink drainer with hot and cold mixer
tap. Plumbing and space for washing machine and
tumble dryer. Wall mounted boiler.

First Floor Landing

Doors leading to:-

Bedroom One

14' 9" x 10' 10" (4.50m x 3.30m)

Double glazed window. Radiator.

En-Suite

4' 3" x 10' 6" (1.30m x 3.20m)

Obscure double glazed window. Walk in shower. Low
level WC. Wall mounted hand wash basin.

Bedroom Two

14' 6" x 10' 6" (4.42m x 3.20m)

Double glazed window. Radiator.

En-Suite

4' 3" x 10' 6" (1.30m x 3.20m)

Obscure double glazed window. Walk in shower. Low
level WC. Wall mounted hand wash basin.

Second Floor Landing

Double glazed window. Loft access. Radiator. Doors
leading to:-

Bedroom Three

19' 4" x 10' 6" (5.89m x 3.20m)

Double glazed windows. Radiator. Storage cupboard.
Restricted head height.

Bedroom Four

19' 4" x 10' 11" (5.89m x 3.33m)

Double glazed windows. Radiator. Built in wardrobe.
Restricted head height.

Bathroom

8' 7" x 8' 5" (2.62m x 2.57m)

Double glazed Velux window. Side panel bath with
overhead shower. Low level WC. Hand wash basin.
Tiled flooring.

Garden

Good sized rear garden with large patio seating
areas and remainder laid to lawn with an array of
shrubs borders. Enclosed by panel fencing.

Parking

Driveway for two cars to the rear of the property
leading to garage.

Garage

17' 4" x 9' 6" (5.28m x 2.90m)



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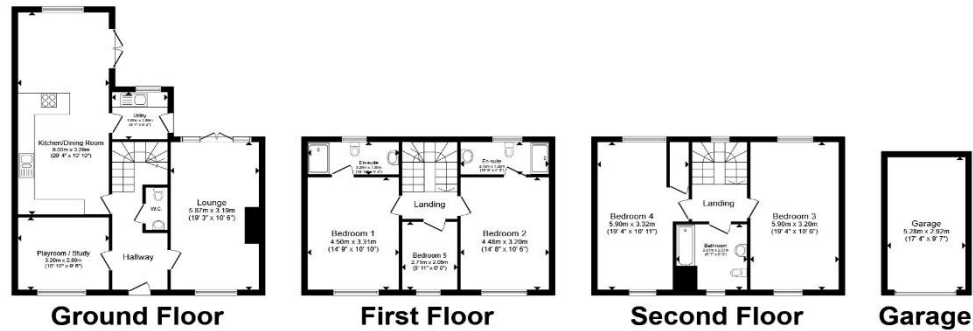
welcome to

Elizabeth Lockhart Way, Braintree

- Five Bedroom Detached House
- Four Double Bedrooms
- 2 En-Suites
- Large Lounge
- Open Plan Kitchen / Diner

Tenure: Freehold EPC Rating: C

Council Tax Band: F



guide price

£550,000 - £600,000

Total floor area 188.8 m² (2,033 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:
BTR110403 - 0003

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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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