



- Two bedroom detached bungalow
- Double length garage & off road parking
- Lapsed planning permission for two bedroom bungalow
- Sought after village location
- Large corner plot
- Two double bedrooms
- Refitted bathroom suite
- Backing on to open fields
- Kitchen & breakfast room
- Generous plot

**46 Hereward Way, Wethersfield, Braintree, Essex. CM7 4EG.**

**\*\* Take The 3D Virtual Tour \*\***

Occupying a fabulous corner plot overlooking open fields to the rear, is this well established two bedroom detached bungalow, situated on a quiet residential road in the frequently requested village of Wethersfield. The current owners did have planning permission granted for an additional two bedroom bungalow which lapsed in August of 2019, meaning there is plenty of scope for future development. The internal accommodation comprises; entrance hall, lounge with feature log burning stove, kitchen/breakfast room, two well-appointed double bedrooms, and a recently refitted family bathroom.





# Property Details.

## Entrance Hall



Accessed via a partly glazed UPVC front door, telephone point, power points, doors to.

## Conservatory



UPVC double glazed windows to multiple aspects, wall mounted heater, power points.

## Lounge



UPVC double glazed window to front aspect, space for inset wood burning stove, radiator, power points, T.V point.

## Bedroom One



UPVC double glazed window to front aspect, radiator, power points, T.V point.

## Kitchen & Breakfast Room



Window to rear aspect, base and eye level units with working surface over, sink with drainer unit, freestanding cooker with extractor over, space for washing machine, space for fridge/freezer, door to airing cupboard, inset spotlights, radiator, laminate flooring, power points, loft access, door to rear aspect.

## Bedroom Two



UPVC double glazed window to rear aspect, radiator, power points.

# Property Details.

## Family Bathroom



UPVC double glazed Opaque window to rear aspect, enclosed bath with mixer taps, wash hand basin with pedestal, W.C, heated towel rail.

## Garage & Driveway

To the side of the property is a paved driveway leading to a double length garage with double doors, power and lighting.

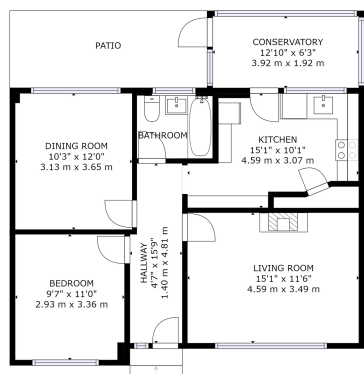
## Garden



To the front of the property is a lawn garden with a variety of shrub borders. To the rear of the property is a patio area leading to the remainder lawn with a variety of shrub borders. Planning was granted for a two-bedroom bungalow. (the planning permission has now lapsed)

# Property Details.

## Floorplans



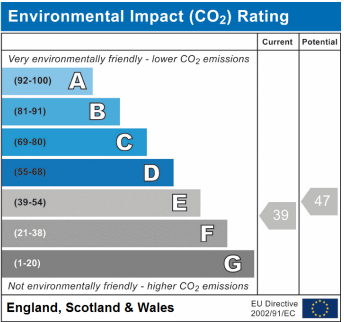
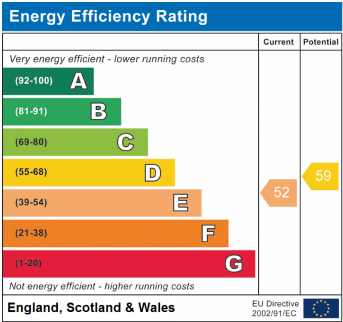
GROSS INTERNAL AREA  
FLOOR 1: 679 sq ft 63.3 m<sup>2</sup> - EXCLUDED AREAS:  
CONSERVATORY: 62 sq ft 5.7 m<sup>2</sup>  
TOTAL: 617 sq ft 57.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.