



- Detached Bungalow
- Three bedrooms
- Kitchen/Breakfast Room
- Separate dining room
- Parking & Garage
- Farmland Views

## Hereward Way, Wethersfield, Braintree, Essex. CM7 4EG.

Situated in the popular village of Wethersfield, just a short drive from Braintree is this three bedroom, detached bungalow offering stunning farmland views to the rear, ample parking and a garage. Internally the property offers flexible accommodation including three bedrooms, sitting room with feature log burner, kitchen/breakfast room and separate dining room.



# Property Details.

## Entrance

Entrance door to:

## Entrance Hall

Storage cupboard, coving, laminate floor, radiator

## Bedroom One



12' 6" x 10' 9" (3.81m x 3.28m)

Double glazed window to front, radiator

## Bedroom Two



10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed window to front, radiator

## Bedroom Three



8' 5" x 9' 9" (2.57m x 2.97m)

Double glazed window to side, radiator, built in cupboard

## Family Bathroom

Low level WC, vanity hand wash basin with cupboards under, tiled bath with shower attachment, double glazed window to side, heated towel rail, tiled floor

## Sitting Room



19' 9" x 11' 5" (6.02m x 3.48m)

Double glazed window to rear, radiator, feature wood burner, picture rail, laminate floor

# Property Details.

## Kitchen



13' 8" x 8' 7" (4.17m x 2.62m)

Inset sink unit with double bowl and right hand drainer and cupboards under, work surfaces to side with a matching range of wall mounted units with further drawers and cupboards under, stainless steel oven hob and extractor fan, space for appliances, tiled floor, double glazed window to rear, door to rear

## Dining Room

21' 7" x 8' (6.58m x 2.44m)

Double glazed window and door to rear, tiled floor, radiator

## Utility Room



11' 4" x 8' 3" (3.45m x 2.51m)

Double glazed door and window to side, double glazed window to rear, tiled floor, oil boiler

## Outside

### Garden



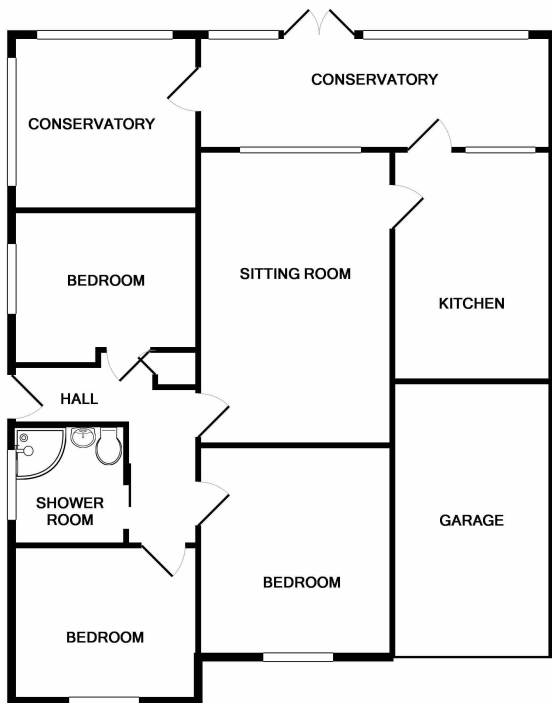
Mainly laid to patio with mature shrubs and trees throughout, with far reaching farmland views

### Front

To the front of the property there is a generous driveway and front garden which is mainly laid to patio with a range of mature shrubs and trees and access to the garage

# Property Details.

## Floorplans



TOTAL APPROX. FLOOR AREA 1099 SQ.FT. (102.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.