



## 25 CHATSWORTH AVENUE, BRAINTREE CM77

OFFERS IN EXCESS OF £700,000

6 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* EXECUTIVE FAMILY HOME \*\*** Situated within the sought after family orientated village of Great Notley, this impressive and EXTENDED family home enjoys vast internal living space for the growing family, offering SIX bedrooms, THREE bathrooms, TWO reception rooms, and a spacious KITCHEN/FAMILY ROOM with bi-folding doors opening to the rear garden. Externally the property comes with generous frontage with driveway parking for multiple vehicles, a large DOUBLE GARAGE, and the bonus of a fitted EV charging point. Viewing is highly recommended in order to truly appreciate the spacious accommodation on offer.

**\*\* GUIDE PRICE £700,000 - £725,000 \*\***



## Entrance Hall

Amtico flooring, stairs rising to first floor, under stair storage cupboard, doors to:

## Cloakroom

WC, wall mounted hand wash basin, obscure window to rear aspect, radiator

## Living Room 19'7" x 12'7" (5.99 x 3.84)

Amtico flooring, 2 x windows to front aspect, patio doors to rear aspect, feature gas fireplace, 2 x radiators, TV point

## Dining Room/Playroom 11'11" x 10'4" (3.65 x 3.16)

Amtico flooring, 2 x windows to front aspect, radiator, door to:

## Kitchen/Dining Room 18'7" x 15'5" (5.68 x 4.72)

Extended Kitchen/Dining Room with bi-folding doors opening to the rear garden, with 3 x velux windows and 2 further windows to the side aspect. Laminate flooring, Kitchen suite comprising of wall and base level shaker style units, with integrated appliances including a double oven, four ring ceramic hob, dishwasher, and washing machine, with spaces for a wine cooler and american style Fridge-Freezer.

## FIRST FLOOR

### Landing

Carpet flooring, window to front aspect, stairs to second floor and doors to:

### Bedroom Two 11'11" x 11'5" (3.64 x 3.50)

Carpet flooring, 2 x windows to front aspect, radiator, 2 x fitted double wardrobes, door to:

### En-Suite

Bath with mixer taps, pedestal hand wash basin, WC, separate shower enclosure, radiator, 2 x windows to rear aspect

### Bedroom Four 12'7" x 10'7" (3.85 x 3.23)

Carpet flooring, 2 x windows to rear aspect, radiator

### Bedroom Five 12'7" x 8'8" (3.84 x 2.66)

2 x windows to front aspect, laminate flooring, radiator

### Family Bathroom

Separate bath and shower enclosure, WC, pedestal hand wash basin, obscure window to rear aspect

## SECOND FLOOR

### Landing

Carpet flooring, window to front aspect, doors to:

### Master Bedroom 19'6" x 11'11" (5.95 x 3.65)

Carpet flooring, dormer windows to front and rear aspect, bespoke fitted wardrobes, radiator, door to:

### En-Suite

Bath, separate shower enclosure, WC, pedestal hand wash basin, radiator, obscure window to rear aspect

### Bedroom Six 12'6" x 7'7" (3.82 x 2.32)

Laminate flooring, dormer window to front aspect, radiator

## EXTERIOR

### Front

Large driveway area leading to Double Garage, EV charging point, small area to lawn, side access to rear garden

### Rear Garden

Sandstone paved patio area, leading to garden laid to artificial lawn, with mature enclosed borders.

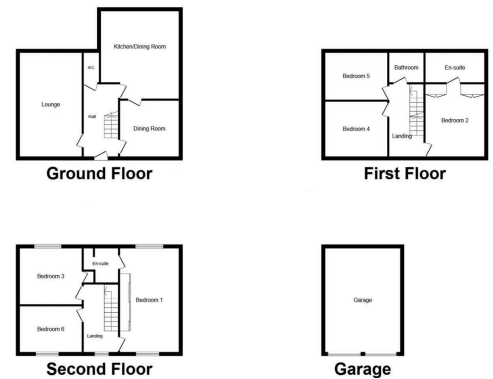
### Double Garage

2 x Up and Over Doors to front, power and lighting connected.

## Area Map

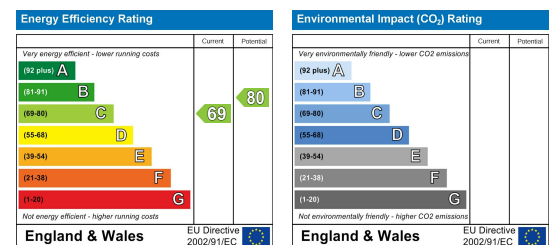


## Floor Plans



Total floor area 202.8 sq.m. (2,183 sq.ft.) approx

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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