



34 CHATSWORTH AVENUE, BRAINTREE CM77

GUIDE PRICE £575,000

5 Bedrooms | 3 Bathrooms | 3 Receptions

**** EXECUTIVE FAMILY RESIDENCE **** Perfectly positioned in the highly sought after village of Great Notley, this IMPRESSIVE FAMILY HOME boasts exceptional living space ideally suited for the growing family. Offering a versatile layout across FIVE BEDROOMS, THREE BATHROOMS, and THREE RECEPTION ROOMS, the property also benefits from a bright and spacious KITCHEN/DINER.

Externally the property is equally as impressive, enjoying a beautifully LANDSCAPED, low-maintenance rear garden, alongside a DOUBLE GARAGE and private DRIVEWAY PARKING.

Just a short walk from village amenities, this superb home combines convenience with generous accommodation, making it a rare opportunity within this family orientated location. An early internal viewing is strongly advised to fully appreciate the size, setting, and specification on offer.



Hallway

Laminate flooring, under-stair storage cupboard, stairs rising to first floor, door to:

Dining Room 12'9" x 9'3" (3.89 x 2.83)

Laminate flooring, bay window to front, radiator.

Lounge 16'5" x 14'11" (5.02 x 4.55)

Laminate flooring, bi-folding doors opening onto rear garden, feature fireplace, radaitor

Kitchen/Diner 18'4" x 8'11" (5.61 x 2.73)

Laminate flooring, bay window to front, wall & base units, spaces for range cooker & wine cooler, integrated dishwasher & microwave, window to side. ceiling spotlights, door to:

Utility Room

Laminate florrng, radiator, spaces for washing machine & tumble dryer, sink & drainer, wall units, doors to:

Cloakroom

Laminate flooring, WC, hand wash basin inset to vanity unit, window to rear, heated towel rail

Conservatory 13'0" x 11'11" (3.98 x 3.65)

Tiled flooring, underfloor heating, windows to rear, door leading to rear garden, radiator.

FIRST FLOOR

Landing

Carpet flooring, radiator, airing cupboard, stairs rising to second floor, doors to:

Bedoom One 17'2" x 11'8" (5.24 x 3.57)

Carpet flooring, window to rear, fitted wardrobe, radiator, door to:

En-Suite

Tiled flooring, walk in shower, WC & hand wash basin inset to vanity unit, window to rear, ceiling spotlights, heated towel rail

Bedroom Four 11'0" x 9'3" (3.36 x 2.84)

Laminate flooring, window to front, radiator

Bedroom Five 8'3" x 8'2" (2.54 x 2.50)

Carpet flooring, window to front, radiator

Bathroom

Vinyl flooring, bath with shower over, pedestal hand wash basin, WC, window to side, radiator

SECOND FLOOR

Landing

Carpet flooring, loft access, doors to:

Bedroom Two 17'7" x 9'4" (5.37 x 2.85)

Carpet flooring, window to front & side, velux window to rear

Bedroom Three 16'11" x 8'3" (5.16 x 2.53)

Carpet flooring, window to front & side, radiator, storage cupboard

Shower Room

Vinyl flooring, walk in shower, WC & hand wash basin inset to vanity unit, heated towel rail, velux window

Rear of Property

Commencing with a paved patio seating area, remainder laid to artificial lawn, enclosed by panel fencing, side door leading to garage

Garage & Driveway

Double garage with power & lighting. Driveway parking for 2 vehicles

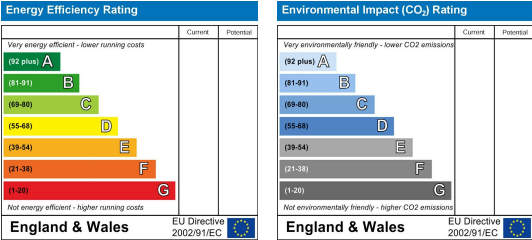
Area Map



Floor Plans



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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