

for sale

guide price **£375,000**



## Notley Road Braintree CM7 1HF

\*\* Guide Price £375,000-£400,000\*\*

A well presented three/four bedroom semi-detached house is the perfect family home, offering ample space and comfort.



# Notley Road Braintree CM7 1HF

## Entrance Porch

## Downstairs Cloakroom

Low level WC, vanity hand wash basin with cupboard under, double glazed window to the rear aspect, radiator.

## Living Room/Diner

24' 6" x 12' 1" ( 7.47m x 3.68m )

Double glazed window to the front aspect, electric fireplace, two radiators.

## Kitchen

15' x 11' 8" ( 4.57m x 3.56m )

Inset sink unit with left hand drainer with cupboard under, working surcaes to the side with a matching range of high gloss units with

further drawers and cupboards under, Range style cooker, hob and extractor hood over, space for fridge-freezer and dishwasher, double glazed french doors to the side aspect, vaulted ceiling.

## Utility Room

5' 9" x 5' 2" ( 1.75m x 1.57m )

Working surfaces with base and wall units with space for washing machine and tumble dryer, double glazed door to the rear aspect.

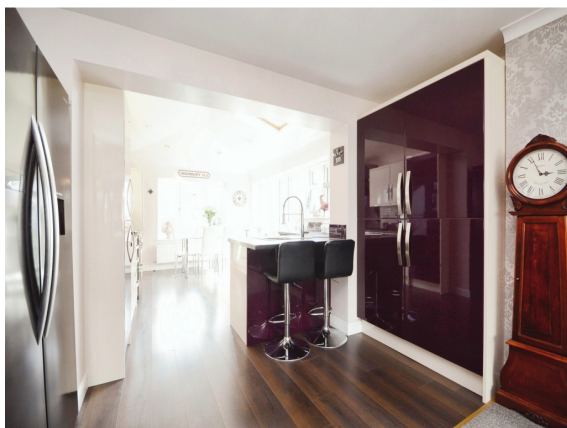
## Reception Room/Bedroom Four

16' 4" x 8' 2" ( 4.98m x 2.49m )

Double glazed window to the front aspect

## First Floor Landing

Double glazed window to side aspect, loft access .



### **Bedroom One**

13' 4" x 12' 1" ( 4.06m x 3.68m )

Double glazed window to the front aspect, radiator.

### **Bedroom Two**

13' x 12' 1" ( 3.96m x 3.68m )

Double glazed window to the front aspect, radiator.

### **Bedroom Three**

9' 1" x 7' 8" ( 2.77m x 2.34m )

Double glazed window to the rear aspect, radiator.

### **Family Bathroom**

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, downlighters, double glazed window to the rear aspect.

### **Rear Garden**

Commences with a paved patio area with the remainder of the garden laid to lawn, flower and shrub planters.





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**Tenure:** Freehold

**EPC Rating:** D

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