



Notley Road

Braintree, CM7 1HG

Freehold
Tax Band: D

Guide Price £415,000



Boasting NO ONWARD CHAIN and offered with an UNOVERLOOKED sunny rear garden, integral GARAGE and driveway for 4-5 vehicles plus a 16' DUAL ASPECT lounge, kitchen & separate dining room is this very well-presented FOUR DOUBLE bedroom property. Benefiting from VERSATILE living space throughout with the added POTENTIAL TO EXTEND OR CONVERT GARAGE/LOFT (STP) and ideally located within easy reach of all local shops/amenities, popular schools and Braintree Town Centre/Station.



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin with tiled splash back, radiator.

LOUNGE:

16'02 x 12'11 (4.93m x 3.94m)

Double glazed window to front aspect, electric fireplace, radiator, carpeted flooring. French doors to rear garden.

DINING ROOM:

12'10 x 11'06 (3.91m x 3.51m)

Double glazed window to rear aspect, radiator, carpeted flooring.

KITCHEN:

11'01 x 9'11 (3.38m x 3.02m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, two integrated low level fridges, space for freezer/dishwasher and washing machine, wall-mounted boiler, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

13'00 x 11'06 (3.96m x 3.51m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM TWO:

12'11 x 10'04 (3.94m x 3.15m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

16'02 x 8'04 (4.93m x 2.54m)

Double glazed windows to front and rear aspects, two radiators, carpeted flooring.

BEDROOM FOUR:

11'02 x 7'02 (3.40m x 2.18m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash back, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area to immediate rear, part-covered by pergola, remainder mainly laid to lawn, storage shed, access door into garage.

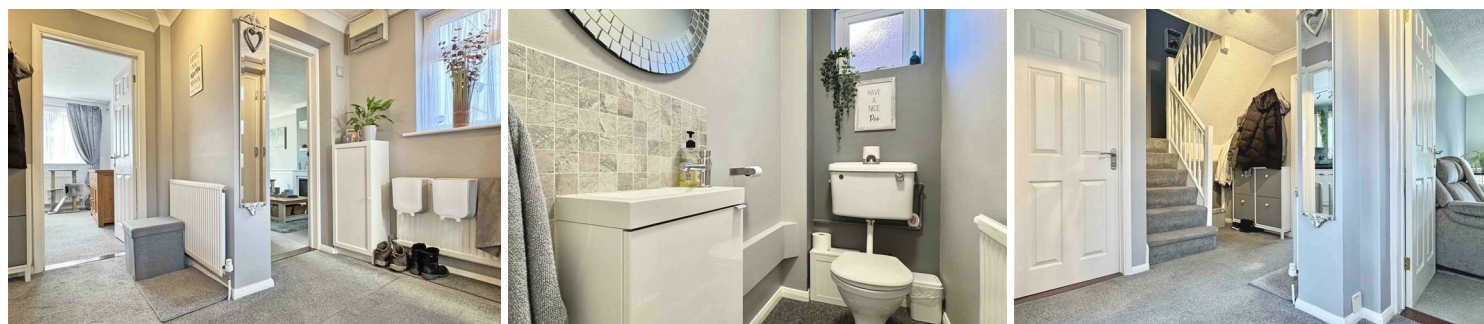
GARAGE, DRIVEWAY & PARKING:

Integral garage fitted with power, lighting and up & over electric roller door. Driveway parking for multiple vehicles.

AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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