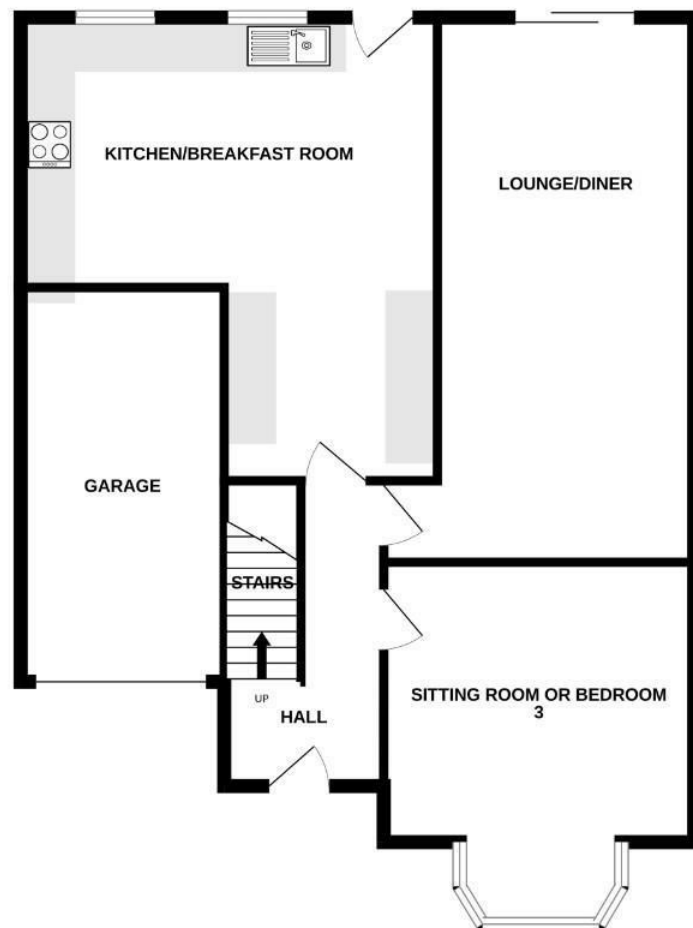
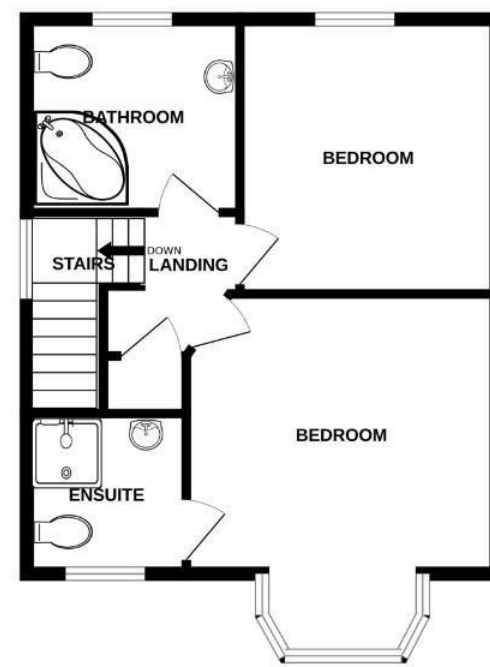


GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (128.0 sq.m.) approx.
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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



WITHAM ROAD, BLACK NOTLEY, BRAINTREE, ESSEX, CM77
8LR

OFFERS OVER £425,000



WITHAM ROAD BLACK NOTLEY BRAINTREE

No Onward Chain Located in the commuter village of Black Notley is this impressive two/three double bedroom detached 1930's family home offering fantastic scope to extend subject to planning permission. The property offers well-proportioned accommodation over two floors with an abundance of natural light throughout. The ground floor accommodation comprises:- sitting room/bedroom three, lounge/dining room, kitchen/breakfast room and hallway. On the first floor are two double bedrooms with en-suite facilities to the principal bedroom and a family bathroom. Externally the property benefits from a generous rear garden, single garage and gated driveway parking for multiple vehicles.





Entrance Hall

Accessed via covered porch and partly glazed front door, two leaded windows to front aspect, radiator, power points, stairs rising to the first floor landing, doors to.

Sitting Room/Bedroom Three

15'1" x 12'5" (4.6 x 3.79)

Leaded bay window to front aspect, radiator, power points, T.V point.

Dining Room

11'4" x 10'2" (3.47 x 3.12)

Radiator, power points, opening to.

Lounge

10'2" x 10'0" (3.12 x 3.05)

Sliding doors to rear aspect with views over the garden, radiator, power points, T.V point.



Kitchen/Breakfast Room

16'9" x 10'6" (5.11 x 3.22)

Windows to rear aspect, base and eye level units with complimentary working surfaces over, 1 1/2 bowl sink with drainer unit, inset oven, induction hob with extractor over, space for dishwasher, inset spotlights, power points, part tiled walls, wood effect flooring, radiator, single door leading to the rear garden.

Utility Room

8'0" x 8'7" (2.46 x 2.62)

Base and eye level units with complimentary working surfaces over, space for fridge/freezer, space for washing machine, space for tumble dryer, power points, wood effect flooring.

- Two/Three Bedrooms
- 1930's Detached House
- Generous Rear Garden
- Single Garage With Gated Driveway Parking
- Fantastic Potential To Extend (STP)
- Kitchen/Breakfast Room
- Sitting Room/Bedroom Three
- Lounge/Dining Room
- En-Suite & Family Bathroom
- No Onward Chain





First Floor Landing

Window to side aspect, power points, door to airing cupboard, doors to.

Principal Bedroom

14'11" x 12'6" (4.57 x 3.82)

Leaded bay window to front aspect, radiator, power points, door to.

En-Suite

Leaded opaque window to front aspect, enclosed shower with glass enclosure, wash hand basin with vanity unit below, W.C, radiator, fully tiled.

Bedroom Two

11'5" x 8'5" (3.49 x 2.57)

Window to rear aspect, a range of built-in wardrobes, radiator, power points.

Family Bathroom

8'4" x 8'0" (2.56 x 2.46)

Opaque window to rear aspect, enclosed corner bath with mixer taps & shower attachment, W.C, wash hand basin with vanity unit below, part tiled walls, radiator.

Single Garage With Gated Driveway

To the side of the property is a single garage with up & over door, power and lighting. Accessed via wrought iron double gates is a block paved driveway providing parking for multiple vehicles.

Garden

To the rear of the property is a raised patio area leading to the remainder lawn with a variety of mature shrubs. The garden further benefits from a timber outbuilding with power and lighting, an additional timber shed, power points, water tap and side access via a timber gate.

