



Bedells Avenue, Black Notley, Braintree, CM77 8NA

welcome to

Bedells Avenue, Black Notley, Braintree

William H brown are pleased to offer this spacious three-bedroom, four reception room semi-detached family home set on an imposing corner plot in the sought after village of Black Notley and within walking distance to Crossing Station and local amenities.



Entrance Porch **Entrance Hall**

Stairs to first floor. Radiator.

Cloakroom

Obscure double glazed window to front aspect. Low level WC. Hand wash basin. Radiator.

Lounge Area

11' 7" x 14' 5" (3.53m x 4.39m)

Double glazed window to front aspect. Radiator. Pendant lighting. Carpets.

Dining Area

8' 9" x 9' 9" (2.67m x 2.97m)

Double glazed window to rear aspect. Radiator. Pendant lighting. Carpets.

Snug

8' 9" x 8' 4" (2.67m x 2.54m)

Double glazed window to rear aspect. Radiator. Pendant lighting, Carpets.

Breakfast Room

7' 6" x 8' 8" (2.29m x 2.64m)

Double glazed window to rear aspect. Radiator.

Kitchen

Double glazed window to front aspect. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer. Obscure double glazed door to rear garden. Freestanding cooker with overhead extractor fan, Space for appliances. Storage cupboard. Pantry Radiator. Pendant lighting.

Utility Room

Obscure double glazed door to rear aspect. Base and eye level units with work surface over incorporating a sink drainer. Plumbing and space for appliances.

Lean To

8' 9" x 4' (2.67m x 1.22m)

Glazed windows all around. Double glazed door to rear garden.

Landing

Double glazed window to side aspect. Loft access. Airing cupboard.

Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to front aspect. Built in triple wardrobes. Radiator. Pendant lighting. Carpets.

Bedroom Two

10' 7" max x 10' 4" max (3.23m max x 3.15m max)

Double glazed window to rear aspect. Radiator. Pendant lighting. Carpets.

Bedroom Three

7' 1" max x 9' 3" max (2.16m max x 2.82m max)

Double glazed window to front aspect. Radiator. Pendant lighting. Carpets.

Bathroom

Obscure double glazed window to rear aspect. Panel enclosed bath with plumbed in overhead shower. Vanity hand wash basin. Low level WC. Heated towel rail.

Garden

Beautiful, landscaped rear garden with large patio area/seating area, artificial grass, tree and shrub borders. Additional garden to side of property with the potential to convert for extra parking. Access to garage.

Parking

Driveway to side of property leading to garage with up and over door, power and lighting. Off street parking to front for two vehicle. There is also an extra parking space opposite the property.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Bedells Avenue, Black Notley, Braintree

- Three Bedroom Semi-Detached Family Home
- Three Reception Rooms
- Sought after Village of Black Notley
- Walking Distance of Crossing Station
- Low Maintenance Garden

Tenure: Freehold EPC Rating: C

guide price

£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR108818 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 320018



braintree@williambrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williambrown.co.uk](https://www.williambrown.co.uk)