

Crab Apple Drive, Black Notley, Braintree, CM77 8FW

welcome to

Crab Apple Drive, Black Notley, Braintree

** GUIDE PRICE £400,000 - £425,000 ** William H Brown are pleased to offer this well presented and spacious three bedroom semi-detached family home situated in a sought after Modern Development off London Road and within easy access to A120 / A131













Ground Floor Accommodation

Hallway

Stairs to first floor. Radiator. Amtico flooring.

Ground Floor Cloakroom

Obscure double glazed window to front aspect. Inset low level WC & hand wash basin. Radiator. Amtico flooring.

Kitchen / Diner

14' 1" x 10' 2" (4.29m x 3.10m)

Double glazed window to front aspect. Range of base and eye level units with roll top work surface over incorporating and sink drainer with hot and cold mixer taps. Built in oven. Induction hob with overhead extractor fan. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Radiator. Amtico flooring.

Lounge

17' 7" x 13' 1" (5.36m x 3.99m)

Understairs storage. Two radiators. carpets, Double glazed French doors to rear garden.

First Floor Accommodation Landing

Loft access. Airing cupboard housing boiler. Carpets.

Bedroom One

10' 2" x 9' 11" (3.10m x 3.02m)

Double glazed window to rear aspect. Range of fitted wardrobes. Radiator. Carpets.

En-Suite

Double shower unit fully tiled. Low level WC. Inset hand wash basin. Shaver point. Extractor fan. Heated towel rail. Amtico flooring.

Bedroom Two

10' 2" x 9' 10" ($3.10 \, \text{m} \times 3.00 \, \text{m}$) Double glazed window to front aspect. Radiator. Carpets.

Bedroom Three

9' 10" x 7' 8" (3.00m x 2.34m)

Double glazed window to rear aspect. Fitted desk with shelving. Radiator. Carpets.

Bathroom

Obscure double glazed window to front aspect. Side panel bath with hot and cold mixer taps and overhead shower. Inset WC and hand wash basin. Shaver point. Extractor fan. Heated towel rail. Amtico flooring.

Rear Garden

Landscaped and generously sized rear garden commencing with patio seating area and remainder with artificial lawn. Shrub borders. Side gated access and access to garage.

Parking

Single garage with power, lighting and up and over doors. Driveway providing off street parking for one car.





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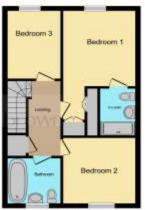
- Three Bedroom Semi-Detached House
- Private Landscaped Rear Garden
- Potential to Extend SSTP
- En-Suite & Family Bathroom
- Well Presented Throughout

Tenure: Freehold EPC Rating: B

guide price

£400,000 - £425,000





First Floor

This Scor plan is for Mathetive purposes wity. It is not shawn to scole. Any resourcements, floor areas Oncluding any field Scor areas, openings and orientation are approximate askalls are guaranteed, they cannot be refed upon for any outpose and they do not form just of any agreement. No listing a taken for any entry, oriented or in mathetic and orientation of the contract and any other process. A process of the contract and orientation or the contract and orientation orientation or the contract and orie







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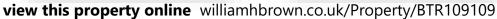
Crab Apple Dr

Bakers Ln

Map data ©2024

Please note the marker reflects the

Please note the marker reflects the postcode not the actual property





Property Ref: BTR109109 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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