



**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 of 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" ( 3.10m x 3.00m )

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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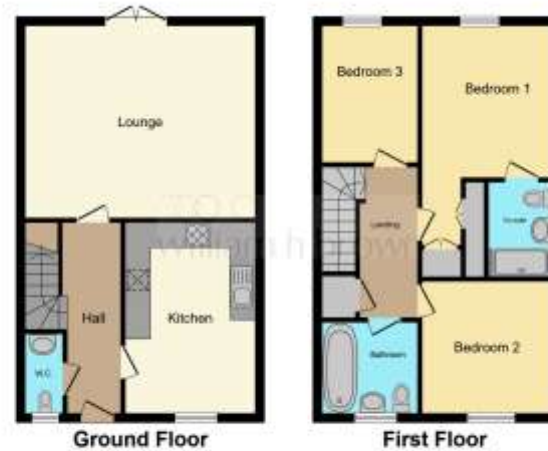
## Crab Apple Drive, Black Notley Braintree

- 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  
Council Tax Band: D

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 orientations 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 responsibility. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109109 - 0004

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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@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



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



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