

Ridings Avenue, Great Notley ,BRAINTREE, CM77 7ZP

## welcome to

# **Ridings Avenue, Great Notley, BRAINTREE**

GUIDE PRICE £600,000–£650,000 A rare chance to acquire this generous six-bedroom detached residence set in the heart of Great Notley Garden Village — a sought-after area celebrated for its outstanding schools, fantastic amenities, and excellent transport connections to Chelmsford and beyond.













#### **Entrance Hall**

Radiator. Stairs to first floor. Storage cupboard.

#### Cloakroom

5' 6" x 2' 6" ( 1.68m x 0.76m ) Low level WC. Wall mounted hand wash basin.

## Lounge

18' 1" x 11' 6" max ( 5.51m x 3.51m max )
Double glazed window to front aspect. Double glazed French doors to rear garden. Two radiators. Feature fire place with gas fire (not tested)

## Snug

10' 7" x 8' 4" ( 3.23m x 2.54m ) Double glazed French doors to rear garden. Radiator.

### Kitchen / Diner

20' 4" max x 10' 9" ( 6.20m max x 3.28m )
Double glazed French doors to rear garden. Two
double glazed windows to rear and side aspect.
Range of matching base and eye level units with
work surface over incorporating a one and a half sink
drainer with hot and cold mixer taps. Space for range
cooker and over head extractor fan. Plumbing and
space for washing machine and dishwasher.

## Landing

Double glazed window to front aspect. Stairs to second floor. Doors leading to.

### **Bedroom One**

17' 2" x 14' 3" ( 5.23m x 4.34m )

Restricted head height. Two double glazed windows to side aspect. Double glazed window to front aspect. Radiator. Two built in cupboards. Dressing Room with built in triple wardrobes.

#### **En-Suite**

9' x 8' 7" ( 2.74m x 2.62m )

Obscure double glazed window to rear aspect. Walk in double shower cubicle. Low level WC. Vanity hand wash basin. Radiator.

#### **Bedroom Four**

11' 8" x 11' 7" max ( 3.56m x 3.53m max )
Double glazed window to rear aspect. Radiator.

### **Bedroom Five**

13' 4" x 8' 3" ( 4.06m x 2.51m ) Double glazed window to rear aspect. Radiator.

#### **Bedroom Six**

10' 6" x 5' 10" ( 3.20m x 1.78m ) Two double glazed windows to side aspect. Radiator.

#### Bathroom

Obscure double glazed window to rear aspect. Roll top bath with hot and cold mixer tap and shower attachment. Low level WV. Wall mounted hand wash basin vanity unit. Heated towel rail. Storage cupboard.

## **Second Floor Landing**

6' 11" x 9' (2.11m x 2.74m)

Double glazed skyline window to rear aspect. Double glazed window to front aspect. Radiator.

#### **Bedroom Two**

13' 2" x 11' 7" ( 4.01m x 3.53m )

Restricted head height. Two double glazed skyline windows to rear aspect. Two double glazed windows to side aspect. Radiator. Two eaves storage's.

## **Bedroom Three**

14' max x 10' 9" ( 4.27m max x 3.28m ) Restricted head height. Two double glazed skyline windows to rear aspect. Obscure double glazed window to side aspect. Radiator.

#### Low Level Wc

#### Rear Garden

Landscaped rear garden with large covered decking areas, generous outbuildings ideal for a home office / studio and fitted bar with WC. Garden is well maintained.

#### Cabin

14' 3" max x 16' 3" ( 4.34m max x 4.95m )

#### Bar

11' 3" x 7' 6" max ( 3.43m x 2.29m max )

#### **Parking**

Driveway providing off street parking for multiple cars

## **Double Garage**

17' 3" x 17' 3" ( 5.26m x 5.26m )

Power and lighting, Two electric roller shutters. Wall mounted boiler. Door to garden.





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# **Ridings Avenue, Great Notley BRAINTREE**

- Six Bedroom Detached Family Home
- **En-Suite**
- Well Presented Throughout
- Sought After Village Location
- Off Street Parking for Multiple Cars

Tenure: Freehold EPC Rating: C

Council Tax Band: F



guide price

£600,000 - £650,000









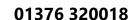
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Property Ref: BTR109477 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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