



**Denton Crescent, Black Notley, Braintree, CM77 8ZZ**

**welcome to**

## **Denton Crescent, Black Notley, Braintree**

William H Brown are pleased to offer this well presented three bedroom family home, perfectly positioned in the highly sought-after village of Black Notley. Offering generous living space and No Onward Chain, this property is ideal for families, commuters, and anyone looking for a peaceful village setting.



## **Hallway**

Radiator. Laminate flooring. Stairs to first floor.  
Under stairs storage.

## **Ground Floor Cloakroom**

Low level WC. Pedestal hand wash basin. Radiator.  
Laminate flooring.

## **Lounge**

19' 1" x 8' 8" ( 5.82m x 2.64m )  
Double glazed window to front aspect. Double  
glazed French doors to Conservatory. Storage  
cupboard. Radiator. Feature fireplace. Carpets.

## **Conservatory**

12' 10" x 9' 2" ( 3.91m x 2.79m )  
Double glazed windows all around. Double glazed  
French doors to rear garden. Radiator. Laminate  
flooring.

## **Kitchen**

16' 8" x 7' 11" ( 5.08m x 2.41m )  
Double glazed windows to front and rear aspect.  
Range of matching base and eye level units with  
work surface over incorporating a stainless steel sink  
drainer with hot and cold mixer taps. Integrated oven  
with four ring gas hob and overhead extractor fan.  
Plumbing and space washing machine. Space for  
American style fridge freezer. Wall mounted boiler.  
Radiator.

## **Landing**

Double glazed window to rear aspect. Doors leading  
to:-

## **Bedroom One**

11' 4" max x 11' 2" ( 3.45m max x 3.40m )  
Double glazed window to front aspect. Radiator.  
Carpets. Range of floor to ceiling fitted wardrobes.

## **En-Suite**

5' 11" x 5' 3" ( 1.80m x 1.60m )  
Obscure double glazed window to front aspect. Walk  
in shower cubicle. Pedestal hand wash basin. Low  
level WC. Radiator.

## **Bedroom Two**

11' 6" + door recess x 9' 7" ( 3.51m + door recess x 2.92m )  
Double glazed window to front aspect. Radiator.  
Carpets.

## **Bedroom Three**

8' 10" x 8' 10" ( 2.69m x 2.69m )  
Double glazed window to rear aspect. Radiator.  
Carpets

## **Bathroom**

7' 10" max x 6' 3" ( 2.39m max x 1.91m )  
Obscure double glazed window to rear aspect. Side  
panel bath. Pedestal hand wash basin. Low level WC.

## **Garden**

Commencing with decked seating area and  
remainder laid to lawn. Enclosed by panel fencing.  
Rear access gate leading to garage and parking area.

## **Garage**

15' 10" x 8' 10" ( 4.83m x 2.69m )  
Up and over door. Parking in front of garage.



**view this property online** [williamhbrown.co.uk/Property/BTR110058](http://williamhbrown.co.uk/Property/BTR110058)



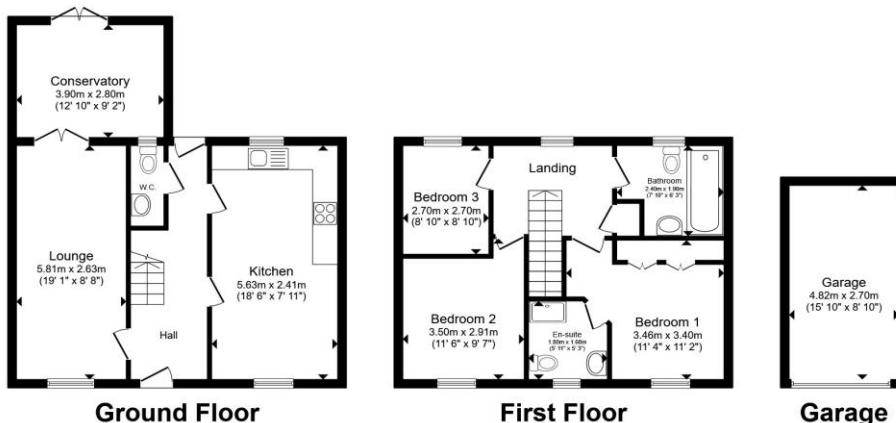
welcome to

## Denton Crescent, Black Notley, Braintree

- Three Bedroom Family House
- Sought After Village of Black Notley
- Open Plan Kitchen / Diner
- Ground Floor Cloakroom
- En-Suite

Tenure: Freehold EPC Rating: C

Council Tax Band: C



# £350,000

Total floor area 112.7 m<sup>2</sup> (1,213 sq.ft.) approx  
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.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/BTR110058](http://williamhbrown.co.uk/Property/BTR110058)



Property Ref:  
BTR110058 - 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.

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



[williamhbrown.co.uk](http://williamhbrown.co.uk)