BRANOCS ESTATES



16 CHATSWORTH AVENUE, BRAINTREE CM77

OFFERS IN EXCESS OF £500,000

5 Bedrooms | 3 Bathrooms | 2 Receptions

** SUBSTANTIAL FAMILY HOME ** Perfectly positioned in the highly sought-after village of Great Notley, this DETACHED FAMILY HOME offers generous and versatile accommodation, ideally suited to the growing family. Arranged across THREE FLOORS, the property offers FIVE BEDROOMS, TWO RECEPTION ROOMS and THREE BATHROOMS, providing excellent flexibility for family living, entertaining, working from home and everything in between.

The accommodation offers a fantastic opportunity for the new owners to personalise and modernise to their own taste, with plenty of space and potential to create a truly exceptional family home.

Externally, the property further benefits from a GOOD-SIZED GARDEN, DOUBLE GARAGE and DRIVEWAY PARKING for two vehicles. Its desirable position within Chatsworth Avenue also offers a convenient setting close to local amenities, excellent schools and the wider village facilities.

A superb opportunity to acquire a substantial family home in one of Great Notley's most desirable locations. An early internal viewing is strongly advised to fully appreciate the size, versatility and potential on offer.







GROUND FLOOR

Entrance Hall

Laminate flooring, under stairs storage, stairs rising to first floor, doors to;

Dining Room 11'0" x 9'4" (3.37 x 2.86)

Laminate flooring, double glazed bay window to front aspect, radiator.

Kitchen/ Breakfast Room 16'8" x 8'10" (5.10 x 2.71)

Tiled flooring, double glazed bay window to front aspect, further double glazed window to side aspect, matching wall & base level units with granite work surfaces, one & a half sink with adjustable mixer tap, space for fridge/ freezer, Range style oven, integrated dishwasher,

Utility Room

Wall & base unit with granite work surface, inset sink, wall mounted boiler, door to garden, door to;

Cloakroom

Pedestal hand wash basin, WC, radiator, obscure double glazed window to rear.

Living Room 16'6" x 14'11" (5.04 x 4.55)

Laminate flooring, patio doors to rear, feature gas fireplace, two radiators.

FIRST FLOOR

Landing

Carpet flooring, radiator, double glazed window to front aspect, stairs rising to second floor, doors to;

Bedroom One 17'2" x 11'8" (5.24 x 3.57)

Double glazed window to rear, radiator, door to;

Ensuite

Obscure double glazed window to rear.

Bedroom Two 11'0" x 9'4" (3.36 x 2.87)

Laminate flooring, double glazed window to front aspect, radiator.

Bedroom Five 8'3" x 8'2" (2.54 x 2.51)

Laminate flooring, double glazed window to front aspect, radiator.

Family Bathroom

Laminate flooring, shower over bath, hand wash basin, WC, obscure double glazed window to side, radiator.

SECOND FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom Three 17'2" x 9'5" (5.24 x 2.89)

Laminate flooring, windows to front & rear aspects, radiator, fitted cupboard.

Bedroom Four 17'2" x 8'2" (5.25 x 2.51)

Laminate flooring, radiator, windows to front & side aspects, fitted cupbaord.

Bathroom

Shower, hand wash basin, WC, velux window to rear.

EXTERIOR

Front Of Property

Double driveway to side leading to double garage. Side access to rear.

Rear Garden

Double Garage

Two electric roller doors.

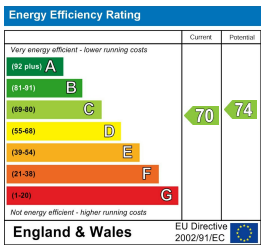
Area Map

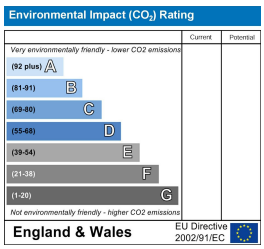


Floor Plans



Energy Efficiency Graph





Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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