



**Woodhouse, Partridge Walk, London Road, Great Notley  
Braintree, CM77 7PA**

**welcome to**

**Woodhouse, Partridge Walk, London Road, Great Notley, Braintree**

\*GUIDE PRICE £575,000-£600,000\* William H Brown are proud to present this absolutely stunning and spacious four-bedroom detached chalet which is beautifully presented and decorated to an exceptional standard offering stylish and versatile living accommodation ideal for modern family life.



### **Entrance Hall**

Modern composite entrance door with window leading to entrance hallway, luxury vinyl flooring, fitted storage cupboard, radiator, stairs to first floor, doors leading to:

### **Shower Room**

6' 11" x 8' 8" ( 2.11m x 2.64m )

Obscured double glazed window to side aspect, walk in double shower cubicle, low level WC, vanity wash hand basin with cupboard under, vertical radiator, tiled flooring.

### **Family Room**

21' 11" x 15' 1" ( 6.68m x 4.60m )

Two double glazed windows to side aspect, bi-folding patio doors leading to rear garden, two radiators, luxury vinyl flooring, air conditioning unit.

### **Kitchen / Diner**

15' 7" x 12' 6" ( 4.75m x 3.81m )

Double glazed window to front aspect, modern fitted range of kitchen units with quartz work surface over, integrated ceramic hob, extractor fan, two integrated high level ovens, integrated wine cooler, integrated dishwasher, plumbed for American fridge freezer, sink drainer unit with mixer tap, Quooker boiling water tap, Harveys water softener, island work counter with cupboards under, air conditioning unit, luxury vinyl flooring, door leading to:

### **Utility Room**

5' 3" x 9' 1" ( 1.60m x 2.77m )

Plumbing for washing machine, space for dryer, cupboard housing boiler, sink drainer unit, radiator, luxury vinyl flooring, double glazed door to side with inbuilt blind.

### **Bedroom Three**

14' 1" x 13' 9" ( 4.29m x 4.19m )

Double glazed window to rear aspect, radiator, luxury vinyl flooring, air conditioning unit.

### **Lounge / Bedroom Four**

12' 9" max x 11' 10" max ( 3.89m max x 3.61m max )

Currently being used as a Snug, double glazed window to front aspect, radiator, luxury vinyl flooring.

### **First Floor Landing**

Stairs rising from ground floor, radiator, storage cupboard, double glazed skyline window, access to loft space, door leading to:

### **Bedroom One**

18' 4" x 13' 9" ( 5.59m x 4.19m )

Four skyline windows, radiator, air conditioned.

### **Bedroom Four**

18' 4" x 13' 3" ( 5.59m x 4.04m )

Three skyline windows, eaves storage, radiator, access to loft space.

### **Bathroom**

6' 2" x 7' 4" ( 1.88m x 2.24m )

Double glazed skyline window, panelled bath with overhead shower, low level WC, vanity hand wash basin, heated towel rail, tiled walls and flooring,

### **Driveway**

Shingled driveway for 4 / 5 cars, side access to rear garden from both sides.

### **Rear Garden**

Fully landscaped garden with patio and artificial lawn, panelled fencing, shed, sleeper boards, garden shed.



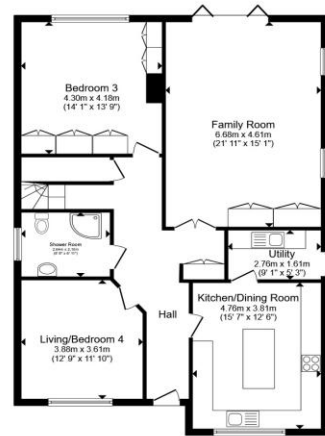
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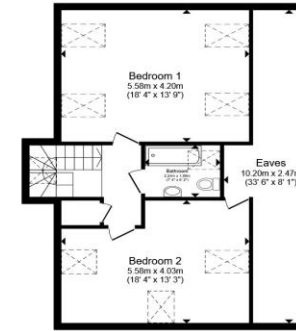
welcome to  
**Woodhouse, Partridge Walk, London  
 Road, Great Notley, Braintree**

- Four Bedroom Chalet Bungalow
- Decorated to a High Standard
- Kitchen / Breakfast Room
- Air Conditioning
- Double Glazing

Tenure: Freehold EPC Rating: B  
 Council Tax Band: E



Ground Floor

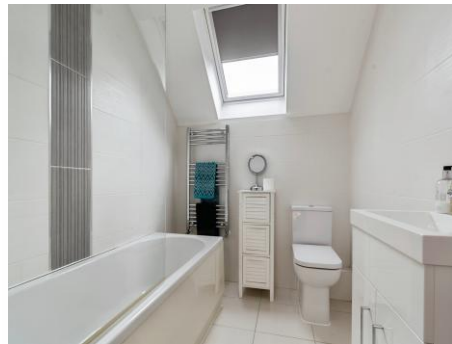


First Floor

guide price

**£575,000 - £600,000**

Total floor area 188.9 m<sup>2</sup> (2,033 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



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 postcode not the actual property

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Property Ref:  
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william h brown



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