



**Stanstrete Field, Great Notley, BRAINTREE, CM77 7WP**



**welcome to**

**Stanstrete Field, Great Notley, BRAINTREE**

**\*\* GUIDE PRICE £290,000 - £300,000 \*\*** William H Brown are pleased to offer this well-presented two bedroom home, situated within the sought-after Great Notley Garden Village. Tucked away in a quiet mews location and within close proximity to the Village Green and a range of local amenities.



## Hallway

Stairs to first floor.

## Lounge

14' 8" max x 11' 1" max ( 4.47m max x 3.38m max )

Double glazed window. Radiator. Laminate flooring.

## Dining Room

9' 7" x 7' ( 2.92m x 2.13m )

Double glazed French doors. Radiator. Laminate flooring. Archway leading to:-

## Kitchen

9' 9" x 5' 11" ( 2.97m x 1.80m )

Double glazed window. Range of base and eye level units with work surface over incorporating a sink drainer with hot and cold mixer tap. Space for cooker. Plumbing and space for washing machine and slimline dishwasher. Space for fridge freezer. Wall mounted boiler. Laminate flooring.

## Landing

Loft access. Doors leading to:-

## Bedroom One

12' 5" x 14' 8" ( 3.78m x 4.47m )

Double glazed window. Radiator. Carpets. Pendant lighting.

## Bedroom Two

12' 6" x 7' 10" ( 3.81m x 2.39m )

Double glazed window. Radiator. Carpets. Pendant lighting.

## Bathroom

6' 3" x 6' 11" ( 1.91m x 2.11m )

Obscure double glazed window. Side panel bath with overhead shower. Vanity hand wash basin and low level WC enclosed in vanity unit.

## Garden

Commencing with decked seating area and remainder laid to lawn. Shed. Enclosed by panel fencing. Side access.

## Parking

Off street parking for two cars.



***view this property online*** [williamhbrown.co.uk/Property/BTR110258](http://williamhbrown.co.uk/Property/BTR110258)



welcome to

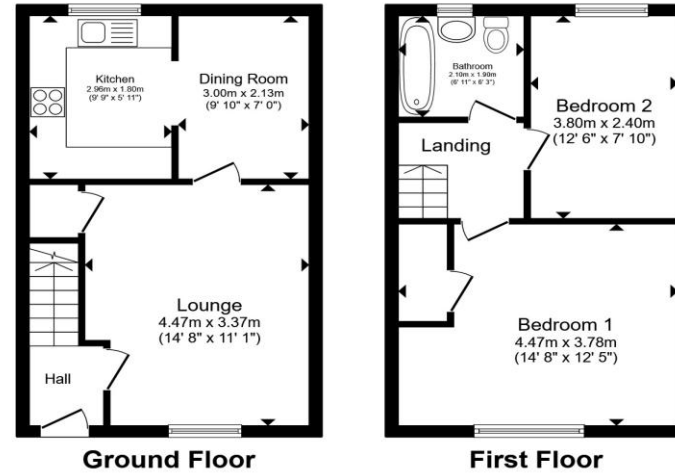
## Stanstrete Field, Great Notley, BRAINTREE

- Two Bedroom House
- Sought After Great Notley Village
- Two Reception Rooms
- Mews / Cul-De-Sac Location
- Double Glazing

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£290,000 - £300,000**



Total floor area 69.8 m<sup>2</sup> (752 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

william  
h brown



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BTR110258](https://www.williamhbrown.co.uk/Property/BTR110258)



Property Ref:  
BTR110258 - 0003

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](https://www.williamhbrown.co.uk)