

London Road

Black Notley | Braintree | Essex | CM77 8QQ



Five double bedroom detached family home situated on the popular and sought after London Road area to the south of Braintree. The property occupies a large plot, comfortably set back from the road, providing off road parking for several vehicles and a newly constructed cart lodge suitable for housing three cars. The location provides easy access to the A120, M11 and Stansted Airport and only a short drive to Braintree town centre with a wide range of shopping facilities and branch line railway station with links through to London Liverpool Street. The accommodation includes reception hall, spacious lounge, with reading area, kitchen/breakfast room, utility room, formal dining room with further family room and ground floor shower room. The first floor offers a spacious landing with access to five larger than average double bedrooms and family bathroom. The master bedroom enjoys the benefit of a large en-suite bathroom incorporating a walk-in shower. Early viewing is advised. **Property Ref: 377773** (EPC D)



In Brief

- Five Double Bedrooms
- Triple Cart Lodge
- En-suite to Master Bedroom
- Three Reception Rooms
- Kitchen / Breakfast Room
- Overlooking Horse Fields
- Internal Viewing Recommended

Freehold

Guide Price £750,000 – £800,000



LONDON ROAD

BLACK NOTLEY | BRAINTREE | ESSEX | CM77 8QQ



Ground Floor

Lounge: 12'4 x 21'1

Snug: 11'0 x 10'11

Dining Room: 20'9 x 11'11

Family room: 13'1 x 11'2

Shower Room: 6'5 x 6'2

Kitchen L Shaped: 19'8 x 20'8

Utility Room: 10'1 x 4'9

First Floor

Master Bedroom: 22'1 x 12'7

En-suite: 12'0 x 9'1

Bedroom Two: 24'3 x 11'1 >7'11

Bedroom Three: 17'2 x 11'11 >6'11 to face wardrobe

Bedroom Four: 12'1 into wardrobes x 11'1

Bedroom Five: 12'1 x 10'11

Shower Room: 11'7 x 5'6



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.