



## Chestnut Avenue

Great Notley, Braintree, CM77 7YJ

**Guide Price £375,000**

Freehold  
Tax Band: D



Boasting an UNOVERLOOKED low-maintenance rear garden, impressive 29' OPEN PLAN living/dining area with separate kitchen plus an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom is this three DOUBLE bedroom LINK-DETACHED property. Benefiting from a GARAGE with allocated parking, a RECENTLY REFITTED BATHROOM and ideally located in the heart of sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Perfect for first time buyers!



# Chestnut Avenue, Great Notley, Braintree, CM77 7YJ

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, radiator, storage cupboard, wood flooring.

### CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, wood flooring.

### KITCHEN:

11'7 x 7'6 (3.53m x 2.29m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, electric hob, extractor hood, space for fridge/freezer, dishwasher and washing machine, radiator, vinyl flooring.

### OPEN PLAN LIVING AREA:

29'3 x 14'6 (8.92m x 4.42m)

### LOUNGE / DINER:

Built-in storage cupboard, radiator, carpeted flooring. Opening to conservatory.

### CONSERVATORY:

Part brick and part UPVC construction with solid roof, carpeted flooring. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

11'1 x 9'4 (3.38m x 2.84m)

Double glazed window to front aspect, built-in wardrobes, radiator, laminate flooring.

### EN-SUITE:

Enclosed shower unit, low level WC, pedestal wash hand basin, radiator, vinyl flooring.

### BEDROOM TWO:

16'0 x 10'2 (4.88m x 3.10m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

13'11 x 8'1 (4.24m x 2.46m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BATHROOM:

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a patio area to property rear and side with remainder laid to artificial lawn, gated side access.

### GARAGE & PARKING:

Single garage (located to property rear) fitted with power, lighting and an up & over door.

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

