



## Aylesbury Drive

Braintree, CM77 7AW

**Guide Price £340,000**

Freehold  
Tax Band: C



Boasting a **RECENTLY REFITTED KITCHEN** and a **SPACIOUS 15' LOUNGE** is this very well-presented end terraced home, ideally located in the heart of Great Notley. Benefiting from entrance hall & cloakroom, **THREE GOOD-SIZED BEDROOMS**, private rear garden and **ALLOCATED PARKING FOR TWO CARS**. Ideally located just a short walk to local shops/amenities & popular schools. Ideal for first time buyers!! Contact Hamilton Piers of Great Notley to view!



## GROUND FLOOR ACCOMODATION:-

### ENTRANCE HALL:

Part-glazed secure main entry door, radiator, wooden flooring and smooth ceiling. Stairs to first floor.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash back, vinyl flooring and smooth ceiling.

### KITCHEN:

8'9" x 8'4" (2.67m x 2.54m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in double oven and induction hob with extractor hood over, Integrated fridge/freezer, washing machine and dishwasher and smooth ceiling.

### LOUNGE / DINER:

15'4" x 15'2" max (4.67m x 4.62m max)

Double glazed window to the rear aspect, under stairs storage cupboard, radiator, wood flooring and smooth ceiling. French doors to garden.

## FIRST FLOOR ACCOMODATION:-

### LANDING:

Double glazed window to the side aspect, loft access, airing cupboard and carpeted flooring.

### MASTER BEDROOM:

9'11" plus wardrobe recess x 8'8" (3.02m plus wardrobe recess x 2.64m )

Double glazed window to front aspect, built in wardrobe, radiator, carpeted flooring and smooth ceiling.

### BEDROOM TWO:

12'5" x 8'1" (3.78m x 2.46m)

Double glazed window to the rear aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

8'10" x 7' (2.69m x 2.13m)

Double glazed window to the rear aspect, radiator, carpeted flooring and smooth ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring and smooth ceiling.

### EXTERIOR:-

#### REAR GARDEN:

There rear garden commences with a paved patio area with the remainder laid to lawn and enclosed by fencing. Gated side access leading to the front of the property.

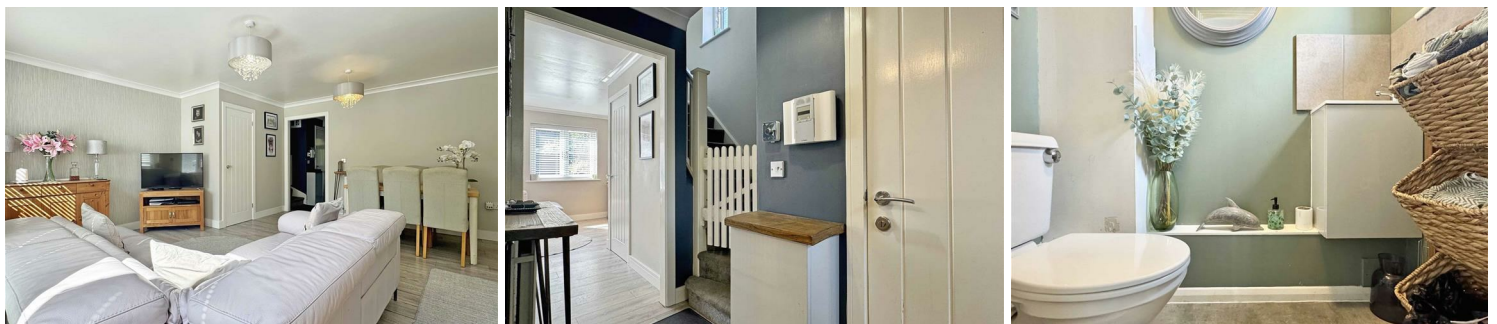
#### PARKING:

Allocated parking for two vehicles.

#### AGENTS NOTES:

Council Tax Band: C

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