



37 GREAT NOTLEY AVENUE, BRAINTREE CM77

GUIDE PRICE £650,000

6 Bedrooms | 3 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Bursting with **POTENTIAL TO EXTEND STPP**, this highly attractive family home occupies a private position within the **EXCLUSIVE** Great Notley Avenue, and sits within a generous plot with an **UN-OVERLOOKED** rear garden. Available with vacant possession and no ongoing chain, an internal inspection is the only way to truly appreciate the huge potential within this spacious family home, which offers **SIX** bedrooms, **THREE** reception rooms, a **duel aspect LIVING ROOM**, Utility Room, **TWO EN-SUITE** bathrooms in addition to the main family bathroom, and an integral **DOUBLE GARAGE** with scope for conversion if desired. Externally the generous rear garden allows room for further extension to the rear elevation without losing vast amounts of garden space, whilst the un-overlooked aspect gives tremendous privacy for all the family to enjoy. Situated within one of the village's most exclusive settings, just a stones throw from the nearby Notley Green and village square, location and potential are a true premium here, and an early viewing inspection is highly recommended in order to avoid disappointment.



GROUND FLOOR

Entrance Hall

Wood effect flooring, stairs rising to first floor, under stairs storage cupboard, doors to:

Cloakroom

Hand wash basin inset to vanity unit, WC, heated towel rail.

Living Room 20'11" x 11'1" (6.40 x 3.40)

Wood effect flooring, feature fireplace, double glazed window to front aspect, radiator, patioo doors to rear.

Dining Room 10'5" x 10'5" (3.20 x 3.20)

Carpet flooring, double glazed window to rear, radiator.

Kitchen 14'6" x 10'7" (4.42 x 3.25)

Wall and base level units, tiled flooring, french doors opening to Conservatory, spaces for range style oven and american style fridge freezer, extractor, dishwasher space, inset ceramic sink with mixer tap, tiled splashbacks

Utility Room

Base level units with spaces for Washing Machine and Tumble Dryer, sink and drainer, wall mounted gas fired boiler

Conservatory 13'1" x 10'5" (3.99 x 3.20)

Tiled flooring, french doors to rear garden.

FIRST FLOOR

Landing

Carpet flooring, radiator, stairs rising to second floor, double glazed window to front, doors to:

Bedroom One 17'1" x 12'9" (5.21 x 3.91)

Carpet flooring, radiator, double glazed window to rear & side, built in wardrobes, door to:

En-suite

WC, hand wash basin, shower, obscure window to front

Bedroom Two 21'9" x 14'0" (6.63 x 4.29)

Carpet flooring, radiator, double glazed window to side, built in wardrobes, doors to:

En-suite

Walk in shower, pedestal hand wash basin, WC, obscure double glazed window to side, laminate flooring, radiator.

Bedroom Five 11'10" x 9'6" (3.61 x 2.90)

Carpet flooring, radiator, double glazed window to rear

Bedroom Six 11'1" x 9'6" (3.40 x 2.90)

Carpet flooring, radiator, double glazed window to rear, fitted wardrobes.

Family Bathroom

Laminate flooring, bath, pedestal hand wash basin, WC, obscure double glazed window to side.

SECOND FLOOR

Landing

Carpet flooring, velux window, doors to:

Bedroom Three 12'2" x 9'8" (3.71 x 2.97)

Carpet flooring, radiator, 2 x velux window, radiator, fitted wardrobes.

Bedroom Four 11'10" x 10'9" (3.61 x 3.30)

Carpet flooring, 2 x velux windows, radiator.

EXTERIOR

Front

Approached via a stone shingle driveway with parking for multiple vehicles, leading to Garage with 2 x up and over doors. Side access to rear garden.

Rear Garden

Un-overlooked rear garden commencing with a paved patio opening to established garden laid largely to lawn, with mature borders. Side access to front with personnel door to Garage

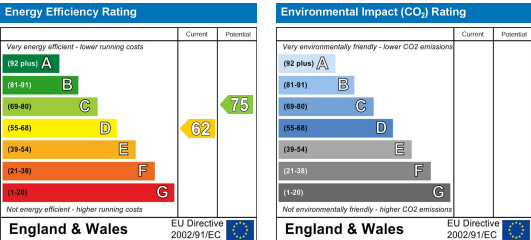
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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