



Notley Road, Braintree, CM7 1HL



welcome to

Notley Road, Braintree

* GUIDE PRICE £350,000 - £375,000 * William H Brown are pleased to offer this spacious three double bedroom semi detached family home situated in a convenient location. The property is within easy walking distance of Notley High School and local amenities, while offering excellent access to the A120



Hallway

Stairs to first floor. Doors leading to:-

Lounge

12' 6" x 18' 9" (3.81m x 5.71m)

Double glazed window. Double glazed French doors to Conservatory. Feature fireplace Radiator.

Conservatory

9' 8" x 9' 2" (2.95m x 2.79m)

Double glazed windows all around. Double glazed French doors to garden.

Kitchen

13' 10" x 10' 6" (4.22m x 3.20m)

Double glazed window. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Space for cooker. Extractor fan. Space for American style fridge freezer. Radiator.

Shower Room

4' 7" x 7' 10" (1.40m x 2.39m)

Walk in shower cubicle. Wall mounted hand wash basin with vanity unit . Low level WC. Storage cupboard. Radiator.

Storage

11' 6" x 7' 10" (3.51m x 2.39m)

Landing

Loft access. Doors leading to:-

Bedroom One

11' 10" x 10' 6" (3.61m x 3.20m)

Double glazed window. Radiator. Fitted wardrobes.

Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

Double glazed window. Radiator.

Bedroom Three

11' 10" x 7' 11" (3.61m x 2.41m)

Double glazed window. Radiator.

Bathroom

5' 11" x 8' 5" (1.80m x 2.57m)

Obscure double glazed windows. P'shaped bath with hot and cold mixer tap and overhead shower.. Vanity hand wash basin. Low level WC. Heated towel rail.

Garden

Commencing with a patio seating area and remainder laid to lawn. An array of mature trees and shrub borders. Enclosed by panel fencing. Side access gate.

Parking

Driveway providing off street parking for two to three cars.



view this property online williamhbrown.co.uk/Property/BTR110392



welcome to
Notley Road, Braintree

- Three Double Bedrooms
- Semi-Detached
- Gas Central Heating
- Bathroom & Ground Floor Shower Room
- Conservatory

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

guide price

£350,000 - £375,000



Total floor area 110.1 m² (1,185 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



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/BTR110392



Property Ref:
 BTR110392 - 0002

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@williambrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williambrown.co.uk