



## London Road

Great Notley, Braintree, CM77 7QH

**Guide Price £725,000**

Freehold  
Tax Band: F



\*\*\*GUIDE PRICE £725,000-750,000\*\*\*

NO ONWARD CHAIN!! Over 2100 SQ FT of living accommodation and benefiting from FOUR reception rooms inc. STUDY, spacious 16' lounge & PLAYROOM/SNUG plus an UNOVERLOOKED and generously sized rear garden is this VERSATILE five bedroom detached property. Offering a DOUBLE GARAGE with driveway parking for 4-5 vehicles, modern 17' kitchen/breakfast room with adjoining dining room, UTILITY room & d/stairs cloakroom. Boasting TWO EN-SUITES plus sizeable DRESSING ROOM to master bedroom and ideally located on a PRIVATE ROAD in a mews position, set on a private CORNER PLOT. Just a short walk to all local shops/amenities & popular schools and with easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford.



# London Road, Great Notley, Braintree, CM77 7QH

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part glazed composite entrance door, stairs to first floor, under stairs storage area, tiled flooring with under floor heating and smooth ceiling with sunken LED spotlights.

### STUDY:

10'00 x 7'05 (3.05m x 2.26m)

Double glazed window to front aspect, tiled flooring with under floor heating, smooth coved ceiling with sunken LED spotlights.

### PLAYROOM / SNUG:

13'06 x 9'07 (4.11m x 2.92m)

Double glazed window to front aspect, tiled flooring with under floor heating and smooth coved ceiling.

### LOUNGE:

16'09 x 12'03 (5.11m x 3.73m)

Double glazed window to rear aspect, central fireplace with stone hearth and surround, Amtico flooring and smooth coved ceiling with sunken LED spotlights. Double glazed double doors onto rear patio area.

### KITCHEN / BREAKFAST ROOM:

17'09 x 9'04 (5.41m x 2.84m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, Bosch double oven with five ring gas hob and extractor hood over, built-in microwave combi oven, integrated low level freezer, space for American fridge/freezer, integrated dishwasher, tiled flooring with under floor heating and smooth coved ceiling with sunken LED spotlights. Opening to dining room.

### DINING ROOM:

13'11 max x 13'09 reducing to 11'05 (4.24m max x 4.19m reducing to 3.48m)

Double glazed window to side aspect, tiled flooring with under floor heating and smooth coved ceiling with sunken LED spotlights.

### UTILITY ROOM:

Double glazed window to side aspect, matching base and wall units, single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, tiled flooring with under floor heating. Access door into double garage.

### CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, inset wash hand basin, fully tiled walls with tiled flooring and underfloor heating, smooth ceiling.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Carpeted flooring and smooth ceiling with sunken LED spotlights.

### MASTER BEDROOM:

14'02 x 13'04 plus entry recess (4.32m x 4.06m plus entry recess)

Double glazed windows to each side aspect, two radiators, loft access, carpeted flooring and smooth vaulted ceiling with sunken LED spotlights.

### EN-SUITE SHOWER ROOM:

Enclosed shower unit with dual power shower, fully tiled, heated towel rail, tiled flooring and smooth ceiling with sunken LED spotlights.

### EN-SUITE WC:

Inset WC, vanity wash hand basin with tiled splash backs and fitted storage cupboards/units, heated towel rail, tiled flooring and smooth ceiling with sunken LED spotlights.

### DRESSING ROOM:

16'03 x 12'10 reducing to 5'10 (4.95m x 3.91m reducing to 1.78m)

Velux windows to each side aspect, three sets of double built-in wardrobes, two radiators, carpeted flooring and sooth vaulted ceiling with sunken LED spotlights.

### BEDROOM TWO:

11'01 x 9'08 (3.38m x 2.95m)

Double glazed window to front aspect, built-in double wardrobe, radiator, loft access (fitted with ladder), carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled single shower unit, low level WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken LED spotlights.

### BEDROOM THREE:

12'09 x 10'10 (3.89m x 3.30m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth part-vaulted ceiling.

### BEDROOM FOUR:

9'03 x 9'01 (2.82m x 2.77m)

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

### BEDROOM FIVE:

8'11 x 8'04 (2.72m x 2.54m)

Double glazed window to rear aspect, built-in double wardrobe, loft access, radiator, carpeted flooring and smooth ceiling.

### FAMILY BATHROOM:

Velux window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin, fully tiled, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken LED spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked, private and enclosed by fencing, the garden comprises a large patio area extending across the property rear and sides, remainder mainly laid to lawn with raised decking area to garden rear and mature tree and shrub borders, access door to double garage and gated side access.

#### DOUBLE GARAGE, DRIVEWAY & PARKING:

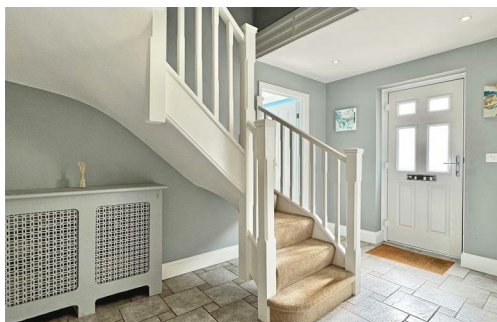
Double garage fitted with power, lighting and up & over electric roller door plus wall-mounted boiler fitted internally with access door through to main property. Driveway parking for several vehicles.

#### AGENTS NOTES:

Council Tax Band: F

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

PROVISIONAL DETAILS -



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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.

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