



London Road| Black Notley| Braintree| Essex  
**£550,000**

**Intercounty**



**London Road, Black Notley, Braintree,  
Essex**

**£550,000 Freehold**

We are delighted to bring to the market this immaculately presented four double bedroom detached bungalow. The property has undergone extensive refurbishment and extension by the current vendor to create a modern and spacious family home situated on the highly regarded London Road with convenient access to the A120 and local amenities. The property has been finished to the highest specification throughout and offers modern and versatile living, further benefiting from 100ft rear garden, off road parking for six vehicles, four double bedrooms, a 23ft kitchen/diner. EPC Band E

**Entrance Hall**

Front door leading through to entrance hallway with radiator, inset spotlights.



### Utility Room/Study

2.79m x 1.65m (9'2" x 5'5")

Laminate flooring, wall mounted fuse box.

### Inner Hall Way

Access to loft space, radiator, built-in airing cupboard, inset spotlights.

### Lounge

4.55m x 4.24m (14'11" x 13'11")

Feature fireplace, French doors to hallway, radiator, coving to ceiling.

### Kitchen / Dining Room

L shaped

### Kitchen Area

7.01m x 3.96m (23'0" x 13'0")

Tiled flooring, fitted with a range of matching base and eye level units with complementary granite style work surface over, inset sink unit, built-in Bosch double oven, inset five ring gas hob with extractor over, integrated fridge/freezer, space for washing machine, granite

effect splashback, double glazed windows to rear and side aspects.

### Dining Area

4.57m x 2.41m (15'0" x 7'11")

Breakfast bar, radiator, bi-folding patio doors to rear, cupboard housing boiler, inset spotlights.





#### **Bedroom 4**

3.15m x 2.77m (10'4" x 9'1")

Laminate flooring, double glazed bay window to front, radiator, coving to ceiling, inset spotlights.

#### **Shower Room/WC**

Tiled flooring, low level wc, vanity wash hand basin, enclosed shower cubicle, tiled walls, skylight



#### **Master Bedroom**

7.24m x 2.90m (23'9" x 9'6")

Radiator, double glazed windows to front and side, built-in wardrobes, inset spotlights.





### **Bedroom 2**

3.99m x 3.51m (13'1" x 11'6")

Double glazed bay window to front aspect, built-in wardrobes, coving to ceiling, radiator.

### **Bedroom 3**

3.68m x 3.35m (12'1" x 11'0")

Double glazed window to front, radiator, coving to ceiling.

### **Family Bathroom**

Tiled flooring, low level wc, vanity wash hand basin, panelled bath with shower attachment over, heated towel rail, tiled walls, two opaque double glazed windows to side, coving to ceiling, inset spotlights.





### Outside

Immediately to the rear of the property there is a paved patio area leading to the well maintained East facing garden which is laid mainly to lawn with pretty flower and shrub borders and a range of mature fruit trees, there is a good sized garden shed with power and light connected, which could be converted into a home office or den. In addition the garden overlooks open paddock to the rear. To the front of the property there is

a large driveway providing off street parking for up to six vehicles.

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*Your view...*

**Ground Floor**

Approx. 154.7 sq. metres (1665.0 sq. feet)





## Local Authority

Braintree District Council - Tax Band E

## Agents Notes

### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

### Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

### All Measurements

All Measurements are Approximate

## Directions...

From our office head North West onto Market Place, continue to the High Street and turn left into London Road and the property will be found on the left hand side.



For full EPC please contact the branch

## RESIDENTIAL SALES

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