



Hazel Avenue

Notley Grange, Braintree, CM77 8GD

Guide Price £625,000

Freehold
Tax Band: F



Boasting THREE reception rooms inc. STUDY/PLAY ROOM, 16' lounge & SNUG plus an impressive 18' kitchen/diner, UTILITY room and a DOUBLE GARAGE (part-converted) with driveway parking for 3-4 vehicles is this IMMACULATELY PRESENTED four bedroom detached property. Benefiting from a SIZEABLE PLOT with a generous rear garden, en-suite to master plus d/stairs cloakroom and NEARLY NEW & still under warranty. Versatile and very well-proportioned living accommodation throughout and ideally located close to all local shops/services & popular schools. Contact Hamilton Piers, Great Notley's local property experts, to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring and smooth ceiling.

CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, radiator, extractor fan, Amtico flooring and smooth ceiling with sunken spotlights.

STUDY / PLAY ROOM:

10'93 x 7'70 (3.05m x 2.13m)

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

LOUNGE:

16'64 x 11'69 (4.88m x 3.35m)

Double glazed windows to front and side aspects, central fireplace with marble hearth, radiator, Amtico flooring and smooth ceiling. Double doors to dining room / snug.

KITCHEN / DINER:

18'09 x 13'08 to 10'43 (5.72m x 4.17m to 3.05m)

Double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, induction hob with extractor over, integrated fridge/freezer and dishwasher, radiator, Amtico flooring and smooth ceiling with sunken spotlights. French doors onto rear garden.

UTILITY ROOM:

Base units incorporating space for washing machine and tumble dryer, single bowl sink with central mixer tap and drainer, wall-mounted boiler (in cupboard), Amtico flooring and smooth ceiling. Door to side aspect.

SNUG:

11'69 x 9'51 (3.35m x 2.74m)

Two double glazed windows to rear aspect, radiator, Amtico flooring and smooth ceiling. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

14'30 x 11'81 (4.27m x 3.35m)

Double glazed windows to front and side aspects, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

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

BEDROOM TWO:

12'19 x 11'27 (3.66m x 3.35m)

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

BEDROOM THREE:

11'28 x 10'64 (3.35m x 3.05m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:

11'03 max x 9'47 (3.43m max x 2.74m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, Amtico flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Sizeable rear garden enclosed by fencing and comprising patio area across rear with remainder mainly laid to lawn, landscaped areas including shrubs and trees to borders and pathway to rear reception area, storage shed and gated side access.

GARAGE, DRIVEWAY & PARKING:

Double garage (which has been part-converted but could be re-instated) fitted with power, lighting and up & over doors. Driveway parking for four vehicles.

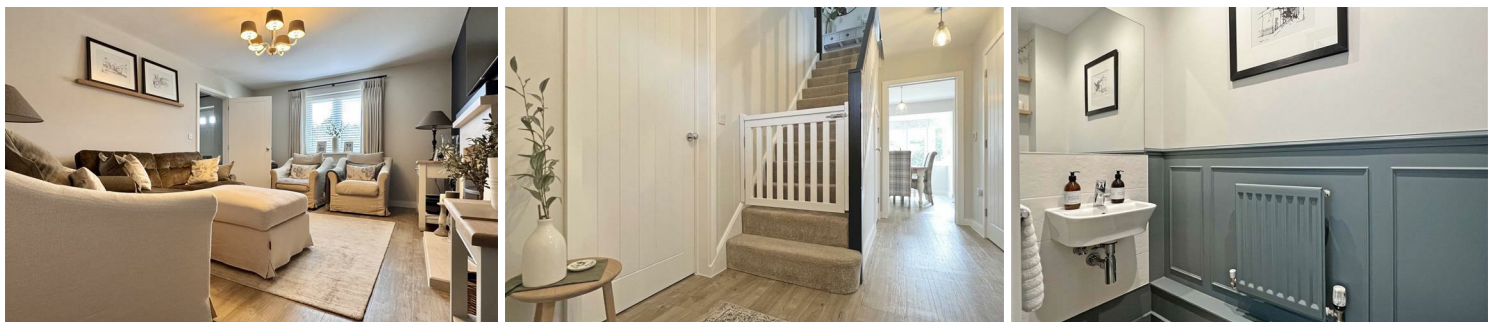
AGENTS NOTES:

Service Charge: £211.90 per six months

Council Tax Band: F

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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.

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