



## 186B LONDON ROAD, GREAT NOTLEY CM77

GUIDE PRICE £700,000

5 Bedrooms | 3 Bathrooms | 3 Receptions

**\*\* NO ONWARD CHAIN \*\* SPACIOUS FAMILY HOME \*\*** Situated upon the sought after London Road, within the parish of Great Notley, available with no onward chain is this superbly spacious family home, offering THREE RECEPTION ROOMS, five DOUBLE BEDROOMS, two EN-SUITE bathrooms, as well as a welcome Kitchen/Family Room, Utility Room, and Cloakroom. This attractive home boasts space throughout with a welcome Entrance Hall and generous Landing space, whilst externally offering vast frontage with ample off street parking, a DETACHED DOUBLE GARAGE, and established rear garden. Only by viewing can you truly appreciate the space on offer.



## GROUND FLOOR

### Entrance Hall

Engineered oak flooring, stairs rising to the first floor, radiator, and doors leading to:

### Cloakroom

Obscure double glazed window to the front aspect, low-level WC, tiled flooring, radiator.

### Living Room 27'9" x 13'4" (8.48m x 4.07m)

Spacious dual-aspect reception room featuring a double glazed window to the front, carpet flooring, two radiators, feature fireplace, and patio doors opening onto the rear garden.

### Study/Playroom 13'4" x 9'9" (4.08m x 2.98m)

Double glazed window to the front aspect, carpet flooring, radiator.

### Dining Room 13'4" x 11'7" (4.08m x 3.55m)

Double glazed window to the rear aspect, carpet flooring, radiator.

### Utility Room 13'4" x 5'6" (4.08m x 1.68m)

Fitted with wall and base units, tiled flooring, inset stainless steel sink, integral fridge/freezer, spaces for washing machine and tumble dryer, and door to side access.

### Kitchen/Family Room 19'6" x 17'8" (5.96m x 5.39m)

Impressive open-plan space with tiled flooring, French doors to the rear garden, and double glazed windows to both sides. Fitted with a range of wall and base units with granite work surfaces, central island, space for American-style fridge/freezer, AEG oven and microwave, integral dishwasher, and inset one-and-a-half bowl sink with mixer tap.

## FIRST FLOOR

### Landing

Carpet flooring, radiator, loft access, airing cupboard, doors to:

### Master Bedroom 14'2" x 15'10" (4.34m x 4.83m)

Vaulted ceiling, Juliet balcony overlooking the rear garden, two double glazed windows to the rear, carpet flooring, two built-in wardrobes, door to:

### En Suite

Corner shower enclosure, low-level WC, wall-mounted hand wash basin, Velux window to side aspect, radiator.

### Bedroom Two 14'5" x 15'8" (4.41m x 4.78m)

Double glazed windows to the front aspect, vaulted ceiling, fitted double wardrobe, radiator, doors to:

### En Suite

Double shower enclosure, low-level WC, pedestal hand wash basin, radiator.

### Bedroom Three 15'4" x 13'5" (4.68m x 4.10m)

Double glazed windows to the front aspect, carpet flooring, radiator, two double fitted wardrobes.

### Bedroom Four 13'11" x 13'8" (4.25m x 4.17m)

Double glazed windows to the rear aspect, carpet flooring, radiator, fitted wardrobe.

### Bedroom Five 11'2" x 9'4" (3.42m x 2.87m)

Double glazed windows to the front aspect, carpet flooring, radiator.

### Family Bathroom

Obscure double glazed window to the rear aspect, tiled flooring, freestanding roll-top bath with central mixer tap and shower attachment, pedestal hand wash basin, low-level WC, radiator.

## EXTERIOR

### Front

Block paved driveway providing off-road parking for multiple vehicles, with side access to the rear garden.

### Rear Garden

Enclosed rear garden with established borders, mainly laid to lawn with a paved patio seating area.

### Double Garage

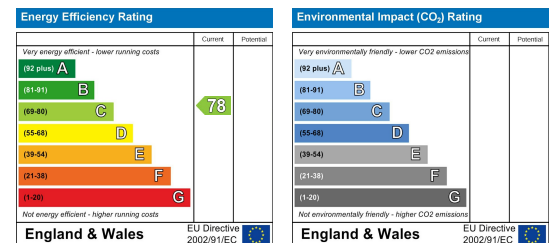
Detached double garage with up-and-over door, power and lighting connected, and generous eaves storage.

## 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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