



46 NOTLEY ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £375,000

4 Bedrooms | 2 Bathrooms | 1 Reception

**** BEAUTIFUL HOME WITH OFF ROAD PARKING **** This spacious FOUR bedroom family home offers immense living space, with many original character features in tact. Well presented throughout including a re-fitted family bathroom suite, and being well decorated throughout, this immaculate home has been extensively loved by the present vendors. Within short walking distance of the Town Centre and Braintree Station, this property really is a commuters dream and is also just a short drive from the A120 giving access to the M11 and London Stansted Airport. Within walking distance is the renowned Flich Way, and an array of local schooling options including John Ray and St Michaels Primary Schools, as well as The Notley High School. Off street parking for up to two vehicles can be found adjacent to the property off of Kenworthy Road. Viewing is advised in order to appreciate the standard of accommodation on offer.

**** GUIDE PRICE £375,000 - £400,000 ****



Entrance Hall

Entering via external storm entrance porch, polished wood flooring, with stairs raising to the first floor.
Radiator, under stairs cupboard, doors to;

Living Room 14’9” by 11’10” (4.52 by 3.63)

Wood flooring, open fireplace, bay window to front aspect, radiator, TV point, smooth finished ceiling with picture rails intact

Cloakroom

WC, Hand wash basin

Kitchen/Dining Room 20’4” by 12’4” (6.20 by 3.76)

Double glazed window to rear aspect, fitted kitchen suite with matching wall and base level units, under counter lighting, sink with mixer tap inset to work surface, spaces for washing machine, dishwasher, and Fridge/Freezer, space for gas RangeMaster oven, with fitted chimney style extractor over. Dining Area with window to side aspect, wooden flooring with French doors opening to rear garden

FIRST FLOOR

Landing

Stairs to second floor, doors off to bedrooms and family bathroom

Bedroom Two 14’0” by 11’8” (4.29 by 3.58)

Double glazed window to front aspect, radiator

Bedroom Three 12’2” by 11’1” (3.73 by 3.40)

Double glazed window to rear aspect, radiator

Bedroom Four 9’3” by 9’3” (2.84 by 2.82)

Double glazed window to rear aspect, radiator

Family Bathroom

Double glazed window to front aspect, radiator, white bathroom suite comprising of a bath, shower enclosure, W/C & hand wash basin

SECOND FLOOR

Master Bedroom 17’5” by 10’2” (5.31 by 3.10)

Two double glazed velux windows to front aspect, built in wardrobes, radiator, door to en-suite bathroom

En-Suite Bathroom

Double glazed window to front aspect, bathroom suite comprising of a bath with mixer taps, hand wash basin with vanity unit, W/C, radiator

Front

Retaining brick wall to front, with entrance gate and path to front entrance door. Garden laid mainly to lawn with border flower beds. Side access gate to rear garden

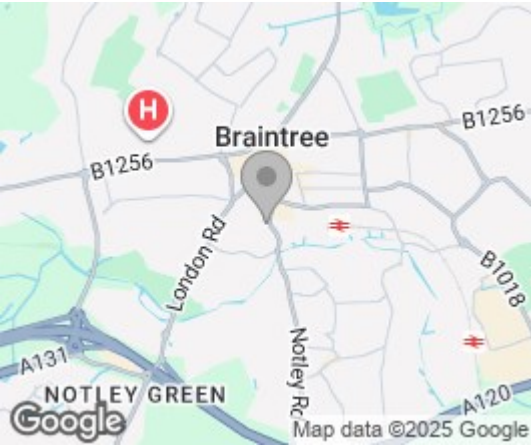
Rear Garden

Commencing with a raised decking area, opening onto garden laid to lawn with outbuilding, mature borders, west facing aspect

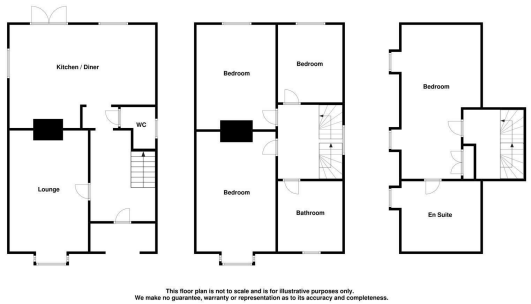
Parking

Off road parking via private block paved driveway area adjacent to the property off of Kenworthy Road. Further permit parking can be obtained for friends/visitors

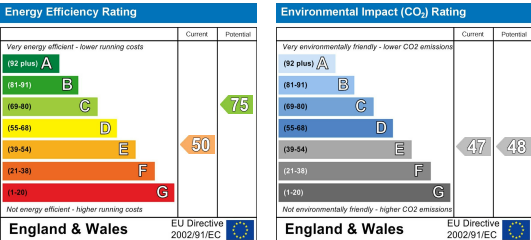
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

