HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

London Road

Freehold
Tax Band:

Black Notley, Braintree, CM77 8QG

Asking Price £525,000

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Boasting a 105' UNOVERLOOKED rear garden and offering an impressive 25' DUAL ASPECT lounge/diner, RECENTLY RE-FITTED kitchen & 21' garden room is this sizeable three bedroom DETACHED property. Benefiting from plenty of POTENTIAL TO EXTEND/DEVELOP (STPP), a generous set-back frontage with GARAGE & driveway parking for 4-5 vehicles and located just short walk from all local shops/amenities & popular schools.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entry door with obscure double glazed windows to each side, stairs to first floor, under stairs storage cupboard, carpeted flooring.

LOUNGE / DINER:
25'79 x 13'16 (7.62m x 3.96m)
Double glazed bay window to front aspect, central electric fireplace with exposed brick surround (original open fire still in tact and functional), two radiators, carpeted flooring and smooth coved ceiling. Double doors onto garden room.

KITCHEN:
10'52 x 8'13 (3.05m x 2.44m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer, space for washing machine, radiator, laminate flooring and smooth ceiling. Door to garden room.

GARDEN ROOM:
21'77 x 6'86 (6.40m x 1.83m)
Part brick and part UPVC built with polycarbonate roof, laminate flooring. Access side to door and French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side aspect, loft access, carpeted flooring.

BEDROOM ONE:
12'86 x 12'21 (3.66m x 3.66m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:
12'62 x 12'19 (3.66m x 3.66m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM THREE:
8'20 x 7'12 (2.44m x 2.13m)
Double glazed window to front aspect, radiator, carpeted flooring.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap, shower attachment and shower over, inset WC, vanity wash hand basin with tiled splash backs, radiator, airing cupboard, fitted storage cupboards, carpeted flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden measuring approx 105', comprising patio area to immediate rear with remainder mainly laid to lawn, mature tree and shrub borders, greenhouse, shed, access door to garage.

GARAGE, DRIVEWAY & PARKING:
Attached tandem length garage fitted with power, lighting and up & over door. Fitted electric car charging point. Driveway parking for 4-5 vehicles with spacious lawned frontage, privatised by hedges and mature trees.

AGENTS NOTES:
Council Tax Band: D

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.