



## Constable Way

Black Notley, Braintree, CM77 8FE

Freehold  
Tax Band: C

**Guide Price £350,000**



Boasting an UNOVERLOOKED South-Facing rear garden, RECENTLY REFITTED kitchen & bathroom plus spacious 15' DUAL ASPECT lounge and d/stairs cloakroom is this IMMACULATELY PRESENTED three bedroom SEMI-DETACHED property. Benefiting from a GARAGE with parking and POTENTIAL FOR FRONT DRIVEWAY\*, tucked away in a quiet MEWS POSITION within a sought after village and offering POTENTIAL TO EXTEND (STPP). Just 0.7 miles to Cressing Station (links to London Liverpool St) and convenient access to local amenities - Ideal for first time buyers!!



## Constable Way, Black Notley, Braintree, CM77 8FE

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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Part-glazed secure main entry door, stairs to first floor, radiator, tiled flooring.

#### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin with tiled splash back, radiator, tiled flooring.

#### LOUNGE:

15'03 x 10'04 (4.65m x 3.15m)

Double glazed window to front and rear aspects, two radiators, carpeted flooring.

#### KITCHEN / DINER:

13'05 x 11'07 (4.09m x 3.53m)

Double glazed window 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 hood over, space for fridge/freezer and washing machine, wall-mounted boiler, radiator, tiled flooring. French doors to rear garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Double glazed window to rear aspect, radiator, carpeted flooring.

#### MASTER BEDROOM:

10'03 x 9'04 plus door recess (3.12m x 2.84m plus door recess)

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

#### BEDROOM TWO:

11'06 reducing to 10'04 x 8'01 (3.51m reducing to 3.15m x 2.46m)

Double glazed window to front aspect, built-in wardrobe and fitted storage cupboards, radiator, carpeted flooring.

#### BEDROOM THREE:

7'05 x 6'10 (2.26m x 2.08m)

Double glazed window to rear aspect, radiator, carpeted flooring.

#### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator, vinyl flooring.

#### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area to property rear with remainder mainly laid to lawn, mature shrub borders, gated side access and access door into garage.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with up and over door. Parking to garage front with further spaces within parking area. Potential to create further driveway parking for an additional two vehicles on property frontage.

#### AGENTS NOTES:

Council Tax Band: C

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



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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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