HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# London Road

Freehold
Tax Band:

## Great Notley, Braintree, CM77 7YP

**Asking Price £500,000**

4 3 2

COMPLETE ONWARD CHAIN**Boasting a 140FT UNOVERLOOKED South-Facing garden, GARAGE/CARPORT & parking for 3-4 vehicles & ample reception space including CONSERVATORY, 17' lounge & STUDY is this very well-proportioned four bedroom detached property. Offering a 19' TRIPLE ASPECT kitchen/diner & UTILITY room, EN-SUITE to master bedroom & positioned in a tucked away MEWS LOCATION. Internal viewings are ESSENTIAL to appreciate this deceptively spacious property.

# London Road, Great Notley, Braintree, CM77 7YP

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:
Part-glazed entrance door and opaque double glazed windows to each side, stairs to first floor, radiator.

### CLOAKROOM:
Low level WC, pedestal wash hand basin with tiled splash backs, radiator, extractor fan.

### STUDY:
9'86 x 7'61 (2.74m x 2.13m)
Double glazed bay window to front aspect, radiator.

### LOUNGE:
17'04 x 11'36 (5.28m x 3.35m)
Double glazed window to rear aspect, gas fireplace stone hearth and mantle, radiator, patio door to conservatory.

### CONSERVATORY:
9'91 x 7'26 (2.74m x 2.13m)
Part-brick and part-UPVC built, polycarbonate roof. French doors onto rear garden.

### KITCHEN / DINER:
19'41 x 10'83 (5.79m x 3.05m)
Double glazed bay window to front aspect and double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven and microwave oven, five ring gas hob with extractor over, integrated dishwasher, breakfast bar, radiator. Door to side (onto carport).

### UTILITY ROOM:
Matching base and wall units, single bowl sink with central mixer tap and drainer, space for American fridge/freezer and washing machine, wall-mounted boiler, radiator. Door onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:
Velux window to rear aspect, airing cupboard.

### MASTER BEDROOM:
13'14 x 10'07 (3.96m x 3.23m)
Double glazed window to front aspect, built-in wardrobes and further custom fitted wardrobes, radiator.

### EN-SUITE:
Opaque Velux window to rear aspect, fully tiled enclosed corner shower, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail.

### BEDROOM TWO:
10'76 x 8'98 (3.05m x 2.44m)
Velux window to rear aspect, radiator.

### BEDROOM THREE:
11'24 x 9'42 max to 7'72 (3.35m x 2.74m max to 2.13m)
Double glazed window to side aspect, built-in wardrobes, radiator.

### BEDROOM FOUR:
10'79 x 7'82 (3.05m x 2.13m)
Double glazed window to front aspect, radiator.

### FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail.

## EXTERIOR:

### REAR GARDEN:
Approx 140ft in depth, fenced and unoverlooked commencing with patio area to rear and comprising of well-stocked shrub borders with central feature raised shrub/flower beds, mature trees to side, pergola leading to rear lawn, large shed/Summerhouse and further Summer House/workshop, access to garage and gated side access.

### GARAGE, DRIVEWAY & PARKING:
Carport with parking for one vehicle leading to single garage, fitted with power, lighting and up & over door. Further parking for 2-3 vehicles in allocated spaces to property frontage.

### AGENTS NOTES:
For further information regarding this property, please contact Sole Agents, 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.