



Chestnut Avenue

Great Notley, Braintree, CM77 7YJ

Guide Price £450,000



****£450,000-£475,000**** Benefiting from NO CHAIN with a 22' NEWLY FITTED kitchen plus UTILITY and TWO EN-SUITES is this recently refurbished FIVE bedroom DETACHED property. Offering GATED CARPORT & GARAGE and positioned overlooking a greensward to front. Viewings Essential!



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advert summary

GUIDE PRICE ?450,000-?475,000

Hamilton Piers, Great Notley's leading local property specialists, are delighted to bring to the market for sale this recently refurbished FIVE bedroom DETACHED property, benefiting from NO CHAIN with a 22? NEWLY FITTED kitchen plus UTILITY room, separate DINING ROOM and TWO EN-SUITES. Offering GATED CARPORT & GARAGE and positioned overlooking a greensward to front.

Ideally located in the heart of Great Notley Garden Village, this property has been recently renovated throughout and is being offered with vacant possession. Situated within a short walking distance of local shops/services and highly sought after local schooling. Further, Braintree Town Centre and Station are located just 4 miles away. Braintree Station offers a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, radiator, laminate wood flooring, smooth ceiling.

CLOAKROOM:

Double glazed opaque window to front aspect, low level WC. pedestal wash hand basin, radiator, laminate wood flooring, smooth ceiling.

LOUNGE: (17'09" x 10'02")

Double glazed window to rear aspect, fireplace surround, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear garden.

DINING ROOM: (11'08" x 11'04" MAX)

Double glazed bay window to front aspect, radiator, laminate wood flooring, smooth ceiling.

KITCHEN / BREAKFAST ROOM: (22'03" x 11'05")

Double glazed windows to side and bay window to front aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, space for fridge/freezer, wall-mounted boiler in cupboard, radiator, laminate wood flooring, understairs storage cupboard, smooth ceiling.

UTILITY ROOM:

Matching wall and base units with edged work surfaces, bowl sink with central mixer taps, space for washing machine and dishwasher, radiator, laminate wood flooring, smooth ceiling. Double glazed door to carport.

FIRST FLOOR ACCOMMODATION:-

GALLERIED LANDING:

Loft access, storage cupboard, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (12'04" x 11'01")

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

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to front aspect, enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

BEDROOM TWO: (11'10" x 10'02")

Double glazed window to side aspect, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO BEDROOM TWO:

Double glazed opaque window to side aspect, enclosed double shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

BEDROOM THREE: (12'02" x 8'06")

Double glazed window to side aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM FOUR: (11'06" x 9'01")

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

BEDROOM FIVE: (8'04" x 6'05")

Double glazed window to side aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:

Double glazed opaque window to side aspect, enclosed shower unit, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

EXTERIOR:-

FRONT:

Situated on a corner plot overlooking a communal green area.

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hardstanding patio area, raised decked area, side access to garage and carport.

GARAGE, DRIVEWAY AND PARKING:

Detached garage and gated carport for two vehicles.

AGENTS NOTES:

For further information 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.

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