



## Notley Road

Braintree, CM7 1HF

**Asking Price £325,000**



Tax Band:

Benefiting from a 16? DUAL ASPECT kitchen/diner & UTILITY room, a 24? living area plus GARAGE/parking for four is this EXTENDED three bedroom SEMI-DETACHED property. Offering an UNOVERLOOKED garden & located just a short walk to schools & Town Centre.



# Notley Road, Braintree, CM7 1HF

## advert summary

Hamilton Piers, award-winning local property specialists, are delighted to bring to the market for sale this EXTENDED three bedroom SEMI-DETACHED property, benefiting from a 16? DUAL ASPECT kitchen/diner & UTILITY room, a 24? living area plus GARAGE/parking for four cars. Offering an UNOVERLOOKED garden & located just a short walk from popular schools & Town Centre.

The property is ideally located within short walking distance of all local amenities as well as Braintree Town Centre & Station. Local schooling is within close walking proximity, with the added benefit of nearby Braintree Designer Village, A120/M11 & Chelmsford. Braintree Station provides a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE PORCH:

Entry via opaque double glazed patio door into storm porch, laminate flooring with access door into lounge.

#### LOUNGE / LIVING AREA: (24?7? x 12?4?)

Double glazed window to front aspect, electric fire with wooden mantle and surround, two radiators, carpeted flooring. Open to kitchen/diner.

#### KITCHEN / DINER: (16?3? x 12?4?)

Double glazed windows to side and rear aspects, a series of high gloss matching base and wall units, single bowl sink with central mixer tap and drainer, Range style cooker with five ring gas hob and extractor hood over, space for fridge/freezer and dishwasher, radiator, laminate flooring and smooth vaulted ceiling with sunken spotlights and Velux window to side aspect.

#### INNER HALL:

Located off living area, double glazed window to side aspect, stairs to first floor, doors to cloakroom and utility room.

#### UTILITY ROOM:

Double glazed window to rear aspect, base and wall units with space for washing machine and tumble dryer, vinyl flooring and door to rear garden.

#### CLOAKROOM:

Opaque double glazed window to rear aspect, inset WC, vanity wash

hand basin with mosaic tiled splashbacks, radiator, extractor fan, laminate flooring and smooth ceiling with sunken spotlights.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Double glazed window to side aspect, loft access (with ladder) to part-boarded loft space, carpeted flooring.

#### BEDROOM ONE: (13?7? x 12?3?)

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

#### BEDROOM TWO: (12?3? x 10?11?)

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

#### BEDROOM THREE: (9?2? x 8?3?)

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

#### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, extractor fan, radiator, laminate flooring and smooth ceiling with sunken spotlights.

#### EXTERIOR:-

#### FRONT:

The property is set on a slightly elevated position with paved frontage which leads to gated side access, front entrance door and integrated garage.

#### REAR GARDEN:

Fenced rear garden, mainly laid to lawn with granite paving to immediate rear and providing gated side access.

#### GARAGE, DRIVEWAY AND PARKING:

Driveway parking for four vehicles leading to single integrated garage, fitted with power, lighting and up and over door.

#### AGENTS NOTES:

For further information please contact Hamilton Piers.

#### PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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