



## Chatsworth Avenue

Great Notley, Braintree, CM77 7ZB

Freehold  
Tax Band:

**Guide Price £375,000**



**\*\*GUIDE PRICE £375,000-£400,000\*\*** Boasting **NO ONWARD CHAIN** and offering a **DETACHED GARAGE** with driveway for two vehicles, **TWO** reception rooms inc. spacious 15' lounge & **EN-SUITE** to master bedroom is this well-proportioned three bedroom semi-detached property. Benefiting from **POTENTIAL TO EXTEND (STPP)** and located within the highly regarded Great Notley Garden Village - Just a short walk from popular schools, shops/services & amenities.



# Chatsworth Avenue, Great Notley, Braintree, CM77 7ZB

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to side aspect, stairs to first floor, radiator.

### LOUNGE:

15'2" x 12'10" (4.62m x 3.91m)

Double glazed window to front aspect, under stairs storage cupboard, radiator.

### DINING ROOM:

11" x 8'5" (3.35m x 2.57m)

Radiator, carpeted flooring. Patio doors to rear garden.

### KITCHEN:

10'11" x 7'5" (3.33m x 2.26m)

Double glazed window to rear aspect, a series of matching base and wall units, one and a half bowl sink with central mixer tap and drainer, built-in double electric oven with gas hob and extractor over, space for fridge/freezer and washing machine, integrated dishwasher. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, airing cupboard, loft access.

### MASTER BEDROOM:

12'6" x 9'6" (3.81m x 2.90m)

Double glazed window to rear aspect, radiator.

### EN-SUITE:

Fully tiled single shower, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator.

### BEDROOM TWO:

10'10" x 9'6" (3.30m x 2.90m)

Double glazed window to front aspect, radiator.

### BEDROOM THREE:

10'4" x 6'5" (3.15m x 1.96m)

Double glazed window to rear aspect, radiator.

### BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator.

### EXTERIOR:

#### FRONT:

Property is approached via pathway to front door, set behind hedges and small frontage otherwise laid to lawn.

#### REAR GARDEN:

Fenced rear garden with patio area to immediate rear, remainder laid to lawn with shrub areas and mature trees to border, access to garage and access gate to side, outside lighting and tap.

#### GARAGE, DRIVEWAY & PARKING:

Driveway for two vehicles leading to detached single garage, fitted with power, lighting and up and over door.

#### AGENTS NOTES:

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

Council Tax Band - D

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

