



## Harnham Drive

Great Notley, Braintree, CM77 7YX

Freehold  
Tax Band:

**Guide Price £625,000**



**\*\*GUIDE PRICE £625,000-£650,000\*\*** Offered with **NO ONWARD CHAIN** and boasting **THREE** reception rooms inc. 17' lounge & **STUDY / PLAYROOM** plus a **DOUBLE GARAGE** with driveway for 2-3 vehicles is this **IMMACULATE** four bedroom detached property. Benefiting from an impressive 18' kitchen/breakfast room with **UTILITY**, a wonderful and mainly unoverlooked rear garden plus **PLANNING PERMISSION TO EXTEND\***. Situated in a quiet **CUL-DE-SAC** within the sought after Great Notley area, just a short walk to all local shops/amenities & popular schools.



# Harnham Drive, Great Notley, Braintree, CM77 7YX

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed Sash window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring and smooth covered ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, Amtico flooring and smooth covered ceiling.

### STUDY / PLAY ROOM:

10'2 x 8'6 (3.10m x 2.59m)

Double glazed bay window to front aspect fitted with wooden shutters, fitted office furniture (to remain), radiator, carpeted flooring and smooth covered ceiling.

### LOUNGE:

17'2 x 13'0 (5.23m x 3.96m)

Two double glazed windows to rear aspect, central gas fireplace with hearth and surround, two radiators, carpeted flooring and smooth covered ceiling. French doors onto rear garden.

### KITCHEN / BREAKFAST ROOM:

18'6 x 12'0 (5.64m x 3.66m)

Double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating one and a half ceramic sink with central mixer tap and drainer, water softener, Rangemaster cooker with gas hob and extractor over, integrated fridge/freezer and dishwasher, floating island, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door onto rear garden.

### UTILITY ROOM:

Matching base and wall units, work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine, wall-mounted boiler, radiator, tiled flooring and smooth ceiling. Door to side.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed Sash window to front aspect, loft access, airing cupboard, radiator, carpeted flooring and smooth covered ceiling.

### MASTER BEDROOM:

16'11 x 10'4 (5.16m x 3.15m)

Double glazed Sash window to front aspect and double glazed

window to side aspect, dressing area with two sets of built-in wardrobes, radiator, carpeted flooring and smooth covered ceiling.

### EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled and partly enclosed double shower unit, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, Amtico flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

10'8 x 10'7 (3.25m x 3.23m)

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

### BEDROOM THREE:

12'6 x 8'8 (3.81m x 2.64m)

Double glazed Sash window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth covered ceiling.

### BEDROOM FOUR:

9'2 x 6'10 (2.79m x 2.08m)

Double glazed Sash window to rear aspect, radiator, carpeted flooring and smooth covered ceiling.

### FAMILY BATHROOM:

Opaque double glazed Sash window to rear aspect, enclosed and fully tiled single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Well-proportioned rear garden comprising large patio area to immediate rear with gated side access, remainder mainly laid to lawn with mature tree and shrub borders, pergola with seating area and access door to garage.

#### GARAGE, DRIVEWAY & PARKING:

Double garage fitted with power, lighting and up & over door, driveway parking for 2-3 vehicles with further parking available to property front.

### AGENTS NOTES:

Council Tax Band: TBC

For further information regarding this property, 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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