



## London Road

Black Notley, Braintree, CM77 8QG

**Guide Price £575,000**



Freehold  
Tax Band: F

Boasting NO ONWARD CHAIN and offering THREE reception rooms inc. 16' lounge, dining room & STUDY / PLAYROOM plus detached DOUBLE GARAGE with driveway parking for two vehicles is this four DOUBLE bedroom detached property. Benefiting from an UNOVERLOOKED & RECENTLY RE-LANDSCAPED rear garden, recently updated EN-SUITE & family bathroom with separate shower room and d/stairs cloakroom. Fitted with UNDERFLOOR HEATING THROUGHOUT and ideally located in a set-back mews position off the popular London Road, with easy access to all local shops/amenities & popular schools.



# London Road, Black Notley, Braintree, CM77 8QG

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to front aspect, stairs to first floor, carpeted flooring with under floor heating and smooth covered ceiling.

### CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, vanity wash hand basin with tiled splash back, laminate flooring with under floor heating and smooth covered ceiling.

### STUDY:

10'10 x 8'01 (3.30m x 2.46m)

Double glazed window to front aspect, fitted office units, carpeted flooring with under floor heating and smooth covered ceiling.

### LOUNGE:

16'04 x 14'09 (4.98m x 4.50m)

Double glazed window to side aspect, central gas fireplace with surround, carpeted flooring with under floor heating and smooth covered ceiling. Patio doors onto rear garden.

### KITCHEN / BREAKFAST ROOM:

15'05 x 12'08 (4.70m x 3.86m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, electric hob with extractor over, space for American fridge/freezer, integrated dishwasher, breakfast bar, vinyl flooring with under floor heating and smooth covered ceiling.

### UTILITY ROOM:

Matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (recently installed), vinyl flooring with under floor heating and smooth covered ceiling. Door to side aspect.

### DINING ROOM:

12'07 x 9'10 (3.84m x 3.00m)

Double glazed window to rear aspect, carpeted flooring with under floor heating and smooth covered ceiling. Double doors into lounge.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring with under floor heating and smooth covered ceiling.

### MASTER BEDROOM:

14'09 x 12'08 (4.50m x 3.86m)

Double glazed window to front aspect, fitted wardrobes, carpeted flooring with under floor heating and smooth covered ceiling.

### EN-SUITE:

Opaque double glazed window to front aspect, fully tiled and enclosed shower unit, inset WC, vanity wash hand basin with tiled splash back, heated towel rail, extractor fan, laminate flooring and smooth covered ceiling with sunken spotlights.

### BEDROOM TWO:

14'09 x 9'05 (4.50m x 2.87m)

Double glazed window to rear aspect, fitted wardrobes, carpeted flooring with under floor heating and smooth covered ceiling.

### BEDROOM THREE:

12'07 x 10'07 (3.84m x 3.23m)

Double glazed window to rear aspect, fitted wardrobes, carpeted flooring with under floor heating and smooth covered ceiling.

### BEDROOM FOUR:

10'00 x 8'02 (3.05m x 2.49m)

Double glazed window to front aspect, carpeted flooring with under floor heating and smooth covered ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower attachment, inset WC, vanity wash hand basin with tiled splash backs, heated towel rail, extractor fan, laminate flooring and smooth covered ceiling with sunken spotlights.

### SHOWER ROOM:

Small recess stepping into full tiled and enclosed single shower unit, tiled flooring and smooth covered ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden enclosed by brick walling and comprising raised patio area to property rear with remainder laid to lawn and incorporating landscaped areas with shrub borders, gated side and rear access points, shed.

#### DOUBLE GARAGE, DRIVEWAY & PARKING:

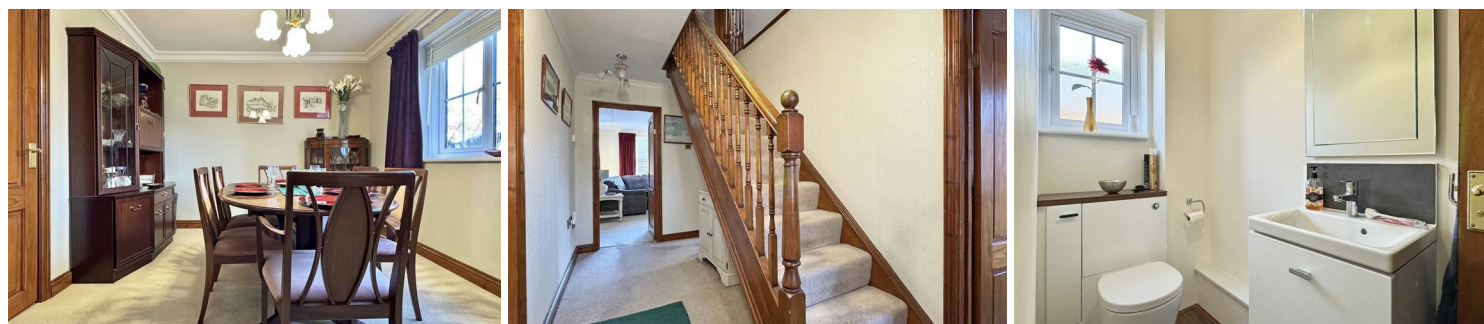
Detached double garage fitted with power, lighting and up & over doors. Driveway parking for two vehicles.

### AGENTS NOTES:

Council Tax Band: F

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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