



- Four bedroom Edwardian house
- Detached
- Permit parking
- Walking distance of local amenities
- En-suite to master
- Ground floor cloakroom
- Kitchen / diner
- Landscaped garden

46 Notley Road, Braintree, Essex. CM7 1HQ.

** Guide Price £350,000 - £375,000 **Occupying a well established and elevated position, situated within walking distance of both the train station and Braintree's vibrant town centre, is this character filled four bedroom detached house. The property is also conveniently positioned just a short drive from the A120, which provides access to the M11 and London Stansted Airport, making this charming home ideal for commuters. The current owners have added a contemporary finish over the years, whilst still maintaining many of it's original period features.



Property Details.

Entrance Hall

Entering via external storm entrance porch, polished wood flooring, with stairs rising to the first floor. Radiator, under stairs cupboard, doors to remaining reception rooms.

Living Room



14' 9" x 11' 10" (4.50m x 3.61m) Wood flooring, open fireplace, bay window to front aspect, radiator, TV point, smooth finish ceiling with picture rails intact.

Cloakroom

WC, Hand wash basin

Kitchen / Dining Room



20' 4" x 12' 4" (6.20m x 3.76m) Double glazed window to the rear aspect, fitted kitchen suite with matching wall and base level units, under counter lighting, sink with mixer tap inset to work surface, spaces for Washing Machine, Dishwasher, and Fridge-Freezer, space for Gas RangeMaster oven, with fitted Chimney style extractor over. Dining Area with window to side aspect, wooden flooring with French doors opening to rear garden.

First Floor Landing

Stairs to second floor, doors off to bedrooms and family bathroom

Bedroom Two



14' 0" x 11' 8" (4.27m x 3.56m) Double glazed window to front aspect, radiator.

Bedroom Three



12' 2" x 11' 1" (3.71m x 3.38m) Double glazed window to rear aspect, radiator

Bedroom Four

9' 3" x 9' 3" (2.82m x 2.82m) Double glazed window to rear aspect, radiator

Property Details.

Family Bathroom



Double glazed window to front aspect, radiator, white bathroom suite comprising of a bath, shower enclosure, hand wash basin, low level WC.

En-suite



Double glazed window to front aspect, bathroom suite comprising of a bath with mixer taps, hand wash basin with vanity unit, low level WC, radiator.

Master Bedroom



17' 5" x 10' 2" (5.31m x 3.10m) Two double glazed windows to front aspect, built in wardrobes, radiator, door to en-suite bathroom

Frontage

Retaining brick wall to front, with entrance gate and path to front entrance door. Garden laid mainly to lawn with border flower beds. Side access gate to rear garden

Rear Garden



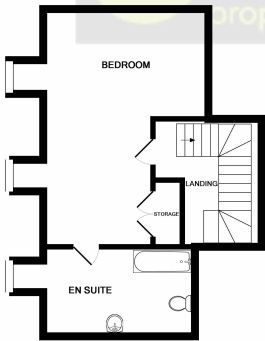
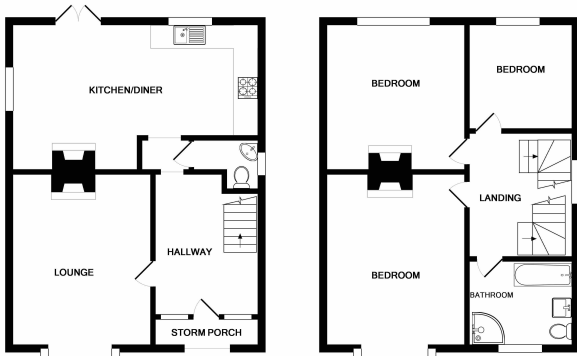
Commencing with a raised decking area, opening onto a garden laid mainly to lawn, with permanent outbuilding. Westerly aspect meaning this property is an afternoon sun trap.

Parking

Permit parking is available within immediate proximity of the property in Kenworthy Road.

Property Details.

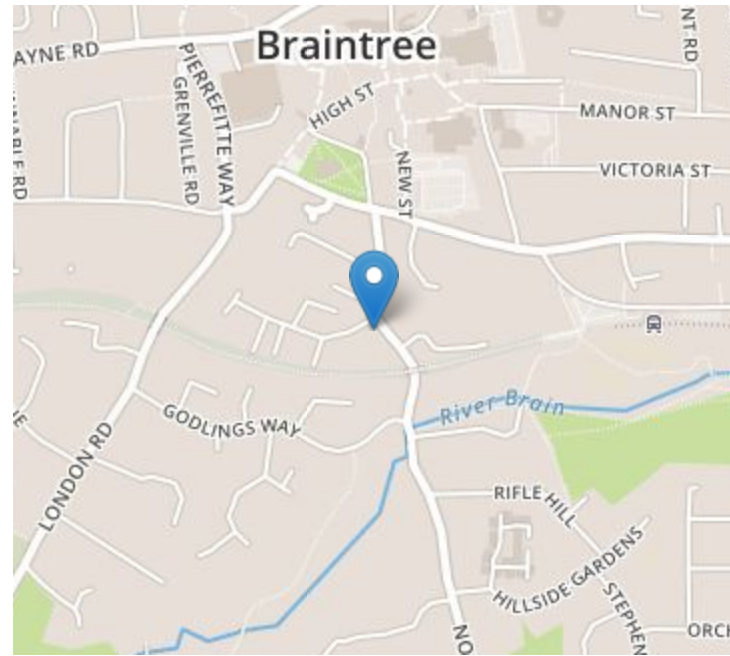
Floorplans



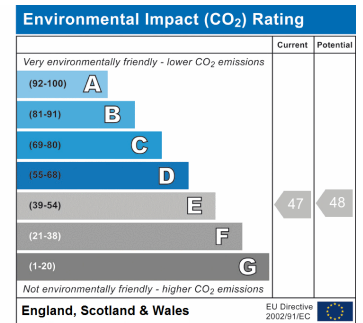
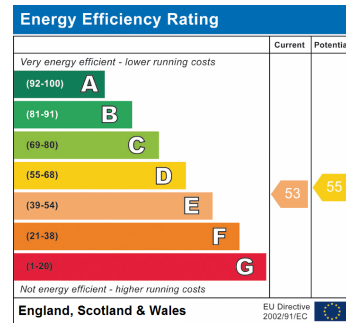
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

