



- 3/4 bedroom house
- Semi detached
- Finished to an excellent standard
- Short walk to town & station
- Two bathrooms
- Large open plan kitchen/lounge/diner
- Landscaped front & rear gardens
- Log burner & period features
- Solid wood flooring
- Window shutters

89 Notley Road, Braintree, Essex. CM7 1HE.

** Guide Price £325,000 - £350,000 **

A truly magnificent example of an extended 3/4 bedroom semi-detached house, situated within easy reach of both the town centre & the train station which provides links to London Liverpool Street. The property has recently undergone a full programme of refurbishment, offering a stylish & versatile family home for a variety of prospective purchasers. The ground floor accommodation is vast and some highlights include; open plan kitchen/diner/family room with log burner, utility, shower room, and an extra reception room which could be used as a sitting room/additional bedroom. To the first floor, there are three well-appointed bedrooms and a refitted family bathroom. Outside, this stunning home is further enhanced by having a sizeable rear garden which includes a large workshop, off-road parking for 3/4 vehicles, and a large front garden. New to the market and offered for sale with no onward chain, early internal viewing is strongly advised to avoid missing out.



Property Details.

Entrance Hall

Entry door to front, radiator, stairs to the first floor, under stairs storage cupboard, doors to;

Siting Room / Fourth Bedroom

12' 0" x 11' 6" (3.66m x 3.51m) Double glazed bay window to front, engineered wood flooring, open fireplace

Lounge / Snug



16' 3" MAX x 11' 4" (4.95m x 3.45m) Engineered wood flooring, radiator, log burner, opening to;

Kitchen / Diner



20' 4" x 12' 9" (6.20m x 3.89m) Part engineered wood flooring & Kardean flooring, radiator, double glazed windows to rear, double glazed French doors to rear, Velux windows to side, matching wall & base units with worktops over, integrated double oven & hob with extractor over, inset sink with drainer unit, integrated dishwasher, centre island/breakfast bar with solid wood worktops, door to boiler cupboard, door to;

Utility



13' 3" x 6' 0" (4.04m x 1.83m) Double glazed window to side, Karndean flooring, radiator, matching wall & base units with worktops over, inset sink with drainer unit, space for American style fridge freezer, plumbing for appliances

Ground Floor Shower Room

Velux window, heated towel rail, W/C, Karndean flooring, wash hand basin, double walk-in shower, extractor fan

First Floor Landing

Double glazed window to side, loft access

Bedroom One



11' 0" x 9' 6" (3.35m x 2.90m) Double glazed window to rear, radiator, cast iron fireplace

Property Details.

Bedroom Two



10' 5" x 10' 1" (3.17m x 3.07m) Double glazed window to front, radiator, cast iron fireplace

Bedroom Three



7' 6" x 6' 5" (2.29m x 1.96m) Double glazed window to rear, radiator

Bathroom



Opaque double glazed window to front, heated towel rail, W/C, wash hand basin, double walk-in shower, tiled floor, part tiled walls

Rear Garden



Predominantly laid with patio slabs, enclosed by paneled fencing, rear access via double wooden gates, outside tap & lighting, door to a large workshop;

Workshop

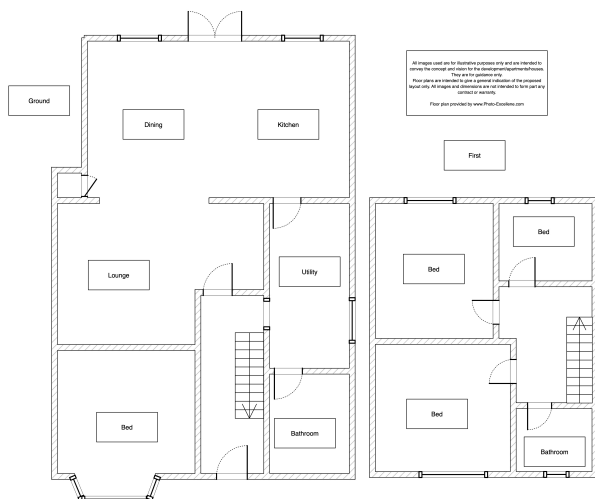
Timber-framed construction, power & lighting

Parking

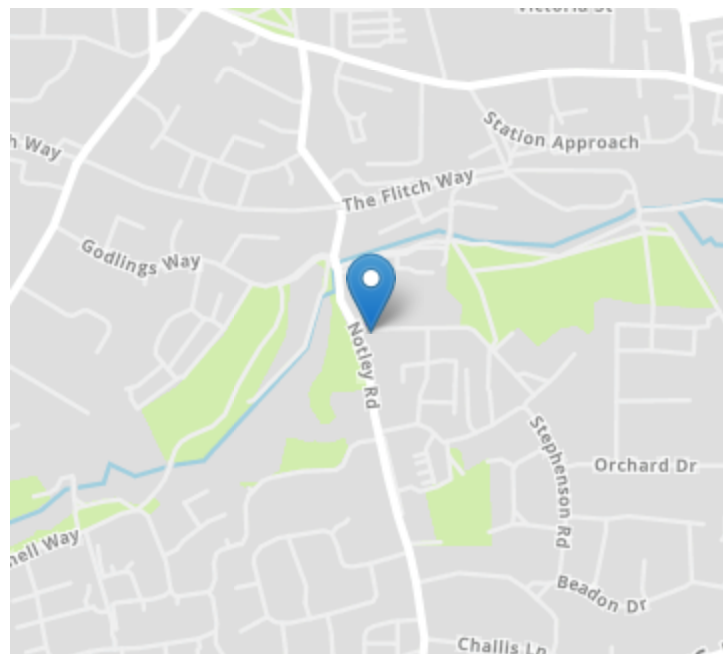
There is parking to the rear of the property for two vehicles, additional parking within the gates

Property Details.

Floorplans



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.