



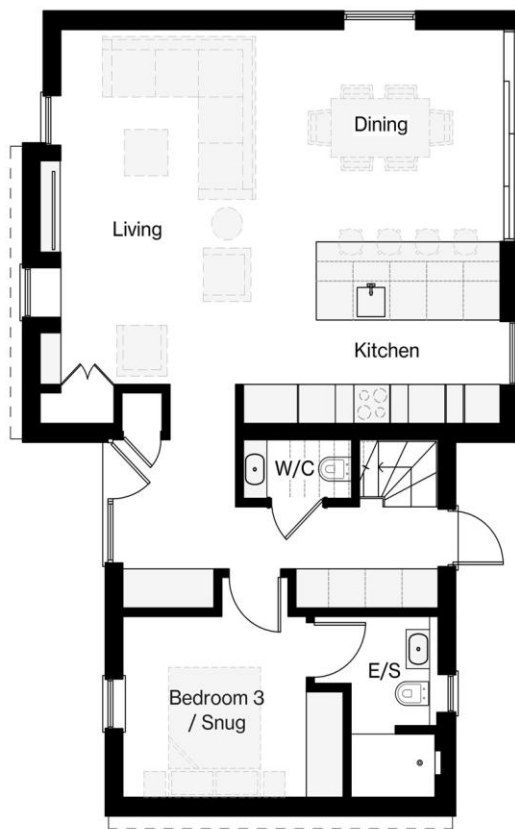
Friary Cottage, Bakers Lane, Black Notley, Braintree, CM77 8QS

welcome to

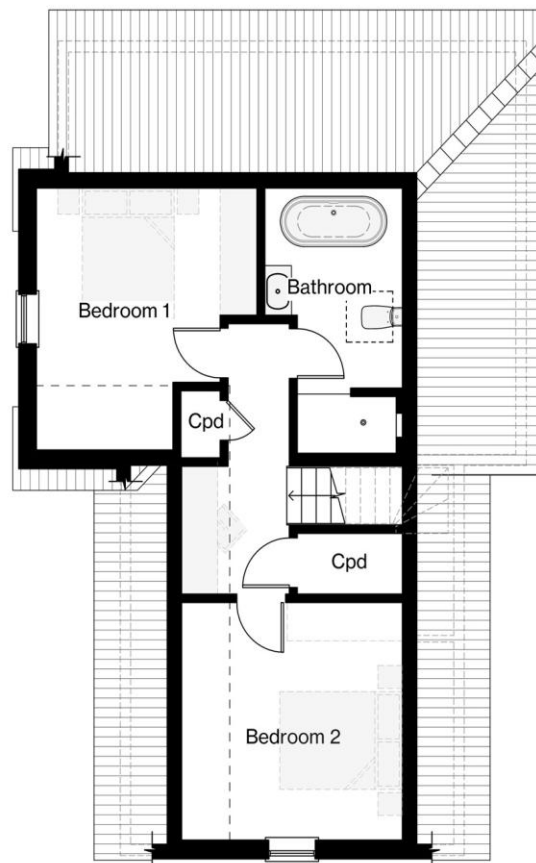
Friary Cottage Bakers Lane, Black Notley, Braintree

****GUIDE PRICE £550,000 - £600,000**** An outstanding architect-designed detached residence offering versatile 2/3 bedroom accommodation, finished to an exceptional specification and enjoying a prestigious setting within the highly sought-after village of Black Notley.





Ground Floor Plan



First Floor Plan

Lounge Area

20' narrowing to x 13' 1" (6.10m
narrowing to x 3.99m)

Dining Area

12' 9" narrowing to x 10' 9" (3.89m
narrowing to x 3.28m)

Kitchen

14' 9" narrowing to x 9' 2" (4.50m
narrowing to x 2.79m)

Utility Area

Bedroom 3 / Snug

12' narrowing to x 9' 8" (3.66m
narrowing to x 2.95m)

En-Suite Shower Room

Landing

Bedroom One

13' 7" narrowing to x 12' (4.14m
narrowing to x 3.66m)

Bedroom Two

12' 3" narrowing to x 12' 2" (3.73m
narrowing to x 3.71m)

Family Bathroom

Agent's Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Friary Cottage, Bakers Lane, Black Notley, Braintree

- Individually designed architect-inspired detached home
- Flexible two/three-bedroom accommodation
- Stunning open-plan kitchen, dining & living space
- Bespoke handcrafted oak kitchen with Neff appliances
- Ground floor bedroom/reception room with en-suite

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

£550,000 - £600,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR110496



Property Ref:
BTR110496 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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