



South Lodge Lynderswood, London Road, Black Notley

£450,000 Under Offer

Delightful four bedroom detached property with an abundance of character centrally located for Chelmsford, commuting to London and Felsted for its schools.

Quality from home to home

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Overview Summary

Delightful four bedroom detached property with an abundance of character centrally located for Chelmsford, commuting to London and Felsted for its schools.

Key features

- 4 Bedrooms
- Master Bedroom with En-suite shower room
- Lovely location
- Conservatory
- Fully Enclosed Garden

Local area

Black Notley is a sought after village lying a few minutes drive from Felsted and situated between Chelmsford and Braintree. Perfectly located for commuting and with excellent local amenities and schools. Braintree and Chelmsford offer a wider choice of shopping and leisure facilities and both have main line rail link to London Liverpool Street station. Stansted airport is approximately 10 miles to the west.

Schools & Transport

- Scallywags Day Nursery, 4.21 Miles
- White Court School, 1.03 Miles
- John Ray Infant School, 2.10 Miles
- Notley High School, 2.25 Miles
- Braintree Railway Station, 2.61 Miles
- Tabor Academy, 2.92 Miles
- St. Michaels C Of E Primary School, 2.28 Miles
- Witham Station, 5.60 Miles
- Stansted Airport, 11.60 Miles
- Chelmsford Railway Station, 7.77 Miles

Further Details

Tenure: Freehold

Total Sq Ft: 1,873 (174 Sq M) approx

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.



Lovely four bedroom detached property but would benefit from modernisation.

The accommodation with approximate room sizes briefly comprises solid timber entrance door with obscure glazed panels giving access to covered entrance porch with round windows to either side and further leaded light window to the front elevation, ceiling light fitting, internal window, ceramic tiled flooring, obscure glazed door leading into the entrance hall.

ENTRANCE HALL

The entrance hall has doors to the dining room, lounge and kitchen/breakfast room, stairs rising to first floor landing with large storage cupboard under, exposed floor boards and timbers, timber framed double glazed leaded light window to the front elevation, radiator, power points, wall mounted central heating thermostat and ceiling light fitting..

DINING ROOM 12'11 x 13'10 (3.94m x 4.22m)

A charming dining room has an attractive timber framed double glazed bay window to the side elevation and door to the utility room, radiator, exposed timbers, wall lights and a ceiling light fitting, power points.

LOUNGE 17'8 x 13'2 (5.33m x 4.02m)

Delightful lounge having feature open fireplace with oak bressumer, brick hearth and surround, two timber framed windows to the rear elevation overlooking the garden, internal window looking through to the conservatory, exposed timbers, radiator, power points and ceiling light fitting.

KITCHEN/BREAKFAST ROOM 13'8 x 11'8 (4.19m x 3.58m)

Lovely fully fitted kitchen comprises roll edge working surfaces that incorporate a stainless steel one and a half bowl single drainer sink with mixer tap over, range of oak drawers and cupboards under with a complement of matching wall mounted cupboards, fitted CREDA double oven, 4-ring halogen hob with copper extractor hood over, track ceiling spotlights, central heating/hot water control, radiator, ceramic tiled flooring, part tiled walls, exposed brickwork, power points, large glazed door with glazed side panels leading through to the conservatory, further timber framed double glazed window to the side elevation.

CONSERVATORY 13'7 x 11'1 (4.14m x 3.40m)

A lovely addition to the property, the conservatory is of brick construction to knee height with timber framed double glazed windows, ceramic flooring, power points, ceiling light fitting and radiator.

UTILITY ROOM

Located off the dining room this useful room has space and plumbing for washing machine and tumble dryer, working surface incorporating stainless steel single bowl and drainer, range of drawers and cupboards under, timber framed double glazed window to the side elevation, ceiling strip light, ceramic tiled flooring, door to the rear lobby and a door to the lounge.

CLOAKROOM

Low level WC, wall mounted corner wash hand basin, ceiling light fitting, timber framed obscure double glazed window to the rear elevation.

REAR LOBBY

A useful area having a ceiling light fitting and space for a chest freezer. There is a door to the cloakroom and a further door to the outside.



FIRST FLOOR LANDING

A spacious landing area having doors to all bedrooms and family bathroom, in addition there are two large storage cupboards, one housing the lagged water cylinder.

MASTER BEDROOM 14'4 x 13'2 (4.39m x 4.03m)

A nice size master bedroom, bright and airy benefitting from dual aspect windows, large bank of built in wardrobes, ceiling light fitting, radiator, door to en suite shower room.

EN SUITE SHOWER ROOM

Suite with low level WC, vanity mounted wash hand basin, fully tiled and enclosed shower cubicle with Aqualisa power shower, obscure double glazed window to the side elevation, ceiling light fitting, extractor fan, radiator.

BEDROOM (2) 13'10 x 11'10 (4.54m x 3.62m)

Double bedroom having timber framed double glazed window to the side elevation, built in wardrobes, vanity mounted wash hand basin, radiator, ceiling light fitting, power points.

BEDROOM (3) 13'3 x 10'8 (4.05m x 3.26m)

Charming double bedroom having timber framed double glazed window to the side elevation, storage cupboard, built in wardrobes and desk, ceiling light fitting, power points, radiator.

BEDROOM (4) 9'8 x 7'2 (2.96m x 2.18m)

Delightful single bedroom has a little double glazed leaded light bay window to the front elevation, small storage cupboard, exposed timbers, ceiling light fitting, radiator and power points.

FAMILY BATHROOM

A white suite comprising low level WC, vanity mounted wash hand basin, pine cupboard with drawers under, panel enclosed bath with mixer tap and shower attachment, fully tiled and enclosed shower cubicle with glazed door, heated towel ladder, tiled walls, obscure double glazed window to the front elevation, electric shaver light, ceiling spotlights.

OUTSIDE

The property is approached via a shared roadway that gives access to both the front of the property and land opposite where the large double garage is sited. The garage has double up and over door with power and light connected, there is a small area of lawn with high hedges.

Access along the left hand side of the property leads to a terraced area that further leads through to the rear garden, which is lovely and fully enclosed with several mature trees. To the immediate rear of the property is a terrace with feature rose covered arbour, the remainder of the garden is mainly laid to lawn with garden shed with power and light at the rear. The boundaries are mainly timber panel fencing with high hedging giving a real sense of privacy.







Energy performance certificate (EPC)

South Lodge Lyndenswood London Road Black Notley BRAINTREE CM77 9QN	Energy rating F	Valid until: 24 July 2032 Certificate number: 9215-3018-9293-7572-4290
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Property type
Detached house

Total floor area
186 square metres

Rules on letting this property

You may not be able to let this property

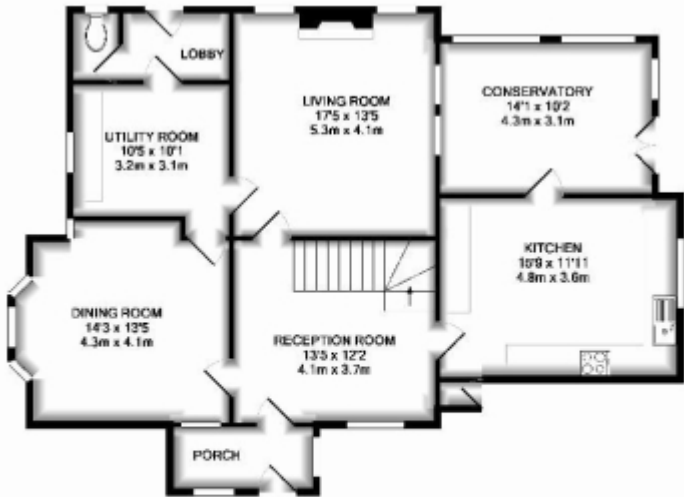
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-estate-letted-apoach-minimum-energy-efficiency-standard-landlord-guidance>.

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

[See how to improve this property's energy performance.](#)



GROUND FLOOR
APPROX. FLOOR
AREA: 105.9 SQ. FT.
(9.84 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA: 81.3 SQ. FT.
(7.56 SQ. M.)
TOTAL APPROX. FLOOR AREA 187.3 SQ. FT. (17.40 SQ. M.)
Measurements are approximate. Not to scale. Use as a guide only.
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