

Beresfords Est 1968



Beresfords

Offers in excess of £600,000

Freehold | 4 Bed | 2 Bath | House | Detached | Council Tax Band E | EPC D | Ref BRS260190

Rydal Way Great Notley CM77 7UG

Beresfords are pleased to bring to the market this Four Double Bedroom Detached Family Home, situated in a quiet position at the end of a no through road on the sought-after White Court Development. Within walking distance of Great Notley Village Square and all its amenities, the property boasts from being immaculately presented throughout with a modern kitchen/dining room, ample fitted storage, double garage and an unoverlooked rear garden.

- Four Double Bedroom Detached Family Home
- Immaculately Presented Throughout
- Double Garage and Off-Street Parking
- Modern Open Plan Kitchen/Dining Room
- Sought-After White Court Development
- Quiet Position at the end of a No Through Road
- Convenient Access to the A120/M11 Corridor
- Dressing Area and En Suite to Bedroom One
- Stones' Throw to White Court Primary School
- Gate at Rear Opening to Footpath to lead to Great Notley Garden Village Square



Scan the QR code for full details and key information on this property.





Beresfords - Braintree Sales

Beresfords Residential
74a High Street
Braintree
Essex
CM7 1JP

T: 01376 348 444

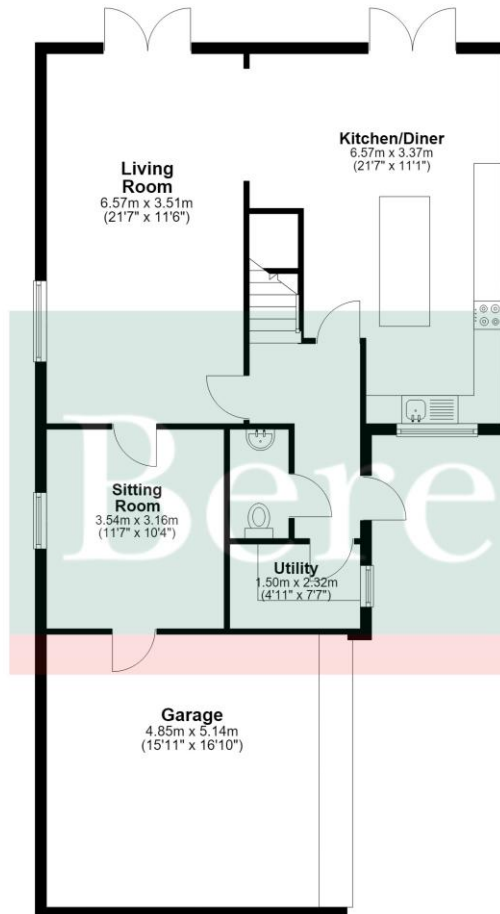
E: braintreesalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

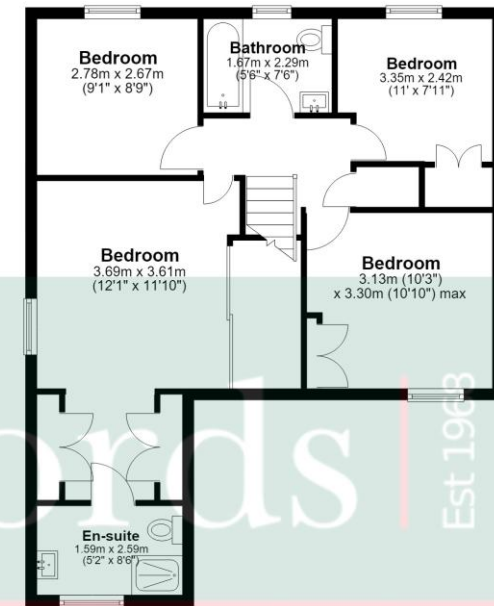
Ground Floor

Approx. 99.2 sq. metres (1067.8 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



Total area: approx. 161.4 sq. metres (1736.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephoto | www.modephoto.co.uk
Plan produced using PlanUp.

Rydal Way

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property