



GROUND FLOOR
APPROX. FLOOR
AREA 82.8 SQ.M.
(892 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 68.0 SQ.M.
(732 SQ.FT.)
TOTAL APPROX. FLOOR AREA 150.9 SQ.M. (1624 SQ.FT.)
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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

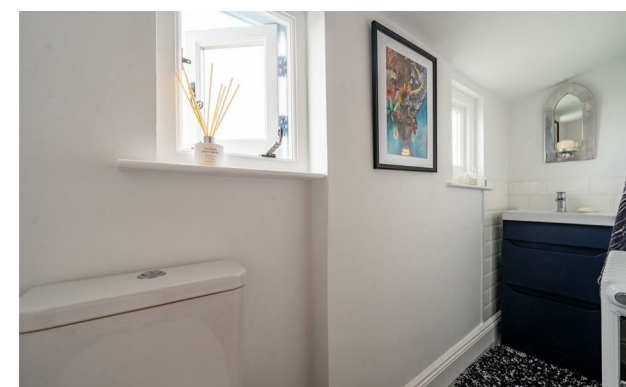
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DUCK END, FINCHINGFIELD, BRAINTREE

£500,000



DUCK END FINCHINGFIELD BRAINTREE

Daniel Brewer are pleased to market this spacious three double bedroom semi-detached character cottage located in the desirable village of 'Finchingfield' backing onto fields. In brief the accommodation on the ground floor comprises:- entrance hall, living room, dining room, kitchen/breakfast room, utility area and a ground floor shower room. On the first floor there are three double bedrooms and a W.C. Externally there is parking for two vehicles and a garden.

The picturesque village of Finchingfield is one of the most photographed in North Essex due to its beautiful duck pond, manicured greens and period properties. The village offers an array of amenities and an abundance of historic landmarks. The amenities include: - three public houses, various restaurants, shops, petrol station, doctors surgery and primary school.





- Three Double Bedroom Semi-Detached Cottage
- Kitchen/Breakfast Room
- Living Room
- Dining Room
- Family Bathroom
- Separate W.C
- Garden Backing Onto Fields
- Driveway Parking
- Good Standard Of Finish Throughout
- Desirable Village Location

Entrance Hall

Entered via front door, stairs rising to first floor landing, doors leading to:-

Living Room

12'7" x 11'6" (3.850 x 3.524)

Window to front aspect, brick built fireplace with oak Bressumer.

Dining Room

12'11" x 11'4" (3.957 x 3.465)

Window to front aspect, door leading to:-

Kitchen/Breakfast Room

18'1" x 12'10" (5.518 x 3.919)

Window to front aspect, window to rear aspect, French Door to side aspect leading to patio area, fitted with a range of eye and base level units with Quartz working surface over, inset sink and drainer unit with mixer tap, integrated oven and grill, inset induction hob

with extractor fan over, integrated washing machine, space for fridge/freezer.

Utility Room

16'0" x 5'5" (4.897 x 1.653)

Window to rear aspect, fitted with eye and base level units with working surface over, airing cupboard, doors leading to.

Bathroom

9'2" x 5'5" (2.796 x 1.668)

Opaque window to rear aspect, fitted with a fully tiled walk in shower with glass screen, wash hand basin with vanity unit, low level W.C, wall mounted heated towel rail, extractor fan.

First Floor Landing

Window to rear aspect, doors leading to:-





Bedroom One

12'6" x 12'2" (3.819 x 3.711)

Window to front aspect, window to side aspect, range of fitted wardrobes.

Bedroom Two

11'5" x 10'1" (3.490 x 3.081)

Window to front aspect, window to rear aspect, range of fitted wardrobes.

Bedroom Three

8'5" x 9'9" (2.576 x 2.991)

Window to front aspect.

W.C

8'5" x 3'8" (2.570 x 1.120)

Opaque window to rear aspect, wash hand basin with vanity unit, low level W.C.

Garden

The rear garden is low maintenance and made up of a generous patio area perfect for

entertaining. the garden wraps around the side and rear of the property with an opening leading to the parking area.

Driveway Parking

Suitable for two vehicles.

