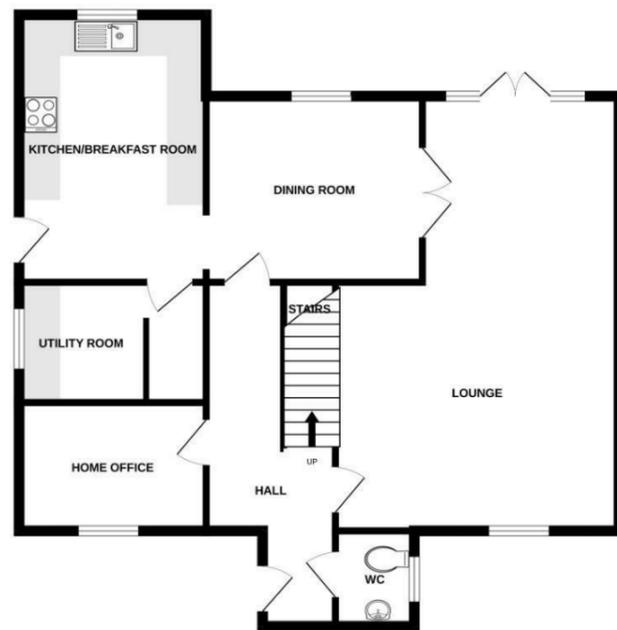


GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 sq.m.) approx.  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**SQUIRES MEAD, GREAT BARDFIELD, BRAINTREE**

**OFFERS OVER £675,000**



## SQUIRES MEAD GREAT BARDFIELD BRAINTREE

Nestled in the charming village of Great Bardfield, Essex, this delightful detached house on Squires Mead offers a perfect blend of comfort and functionality. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.

The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The study provides a quiet space for those who work from home, ensuring productivity in a peaceful setting. The well-appointed utility room adds convenience to daily chores, making household management a breeze.

Bedroom one has en-suite facilities with an additional family bathroom and ground floor cloakroom.

One of the standout features of this home is the large rear garden, which offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. It is an excellent area for children to play.

Additionally, the property boasts a double garage and driveway parking, providing plenty of space for vehicles and storage.

Overall, this detached house in Great Bardfield is a wonderful opportunity for those looking to settle in a peaceful community while enjoying the comforts of modern living. With its generous living spaces and outdoor area, it is sure to appeal to a variety of buyers.





- Four Bedroom Detached Family Home
- Generous Rear Garden
- Double Garage & Driveway Parking
- Living Room
- Separate Dining Room
- Kitchen & Utility Room
- Study & Cloakroom
- En-Suite Facilities
- Family Bathroom
- Potential To Extend 'STP'

#### Entrance Hall

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

#### Living Room

23'10 x 15'5 (7.26m x 4.70m)

French Doors to rear aspect, window to front aspect, double doors leading to:-

#### Dining Room

11'3 x 10' (3.43m x 3.05m)

Window to rear aspect, door leading to:-

#### Kitchen/Breakfast Room

14'5 x 10' (4.39m x 3.05m)

Window to rear aspect, glazed door to side aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, inset sink with mixer tap, four ring gas hob with extractor fan over, integrated oven and grill, integrated dishwasher space for fridge/freezer.

#### Utility Room

6'10 x 6'5 (2.08m x 1.96m)

Window to side aspect, floor mounted boiler, water softener, space for washing machine, space for tumble dryer.

#### Study

10'1 x 6'9 (3.07m x 2.06m)

Window to front aspect.

#### Cloakroom

Opaque window to side aspect, low level W.C, wall mounted wash hand basin.

#### First Floor Landing

Doors leading to:-

#### Bedroom One

13'3 x 10'1 (4.04m x 3.07m)

Window to rear aspect, two built in wardrobes, door leading to:-

#### En-Suite

Opaque window to front aspect, fitted with a glass enclosed shower cubicle, wash hand basin with vanity unit, low level W.C.

#### Bedroom Two

12'7 x 10'9 (3.84m x 3.28m)

Window to rear aspect, two built in wardrobes.

#### Bedroom Three

11' x 10'8 (3.35m x 3.25m)

Window to front aspect.

#### Bedroom Four

11'5 x 7'7 (3.48m x 2.31m)

Window to rear aspect.

#### Family Bathroom

Opaque window to front aspect, fitted with a panel enclosed bath with wall mounted shower attachment and glass enclosure, low level W.C, wash hand basin with pedestal.





**Rear Garden**

The rear garden is a great size and made up of mainly lawn with a generous patio area directly to the rear of the property perfect for entertaining. There is a variety of mature trees, shrub border and flower beds. At the foot of the garden there is a gate granting access to a public footpath with beautiful walks.

**Driveway Parking**

Suitable for various vehicles.

**Double Garage**

With two up and over doors, power and lighting.

