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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BROWNS END ROAD, BROXTED, DUNMOW, ESSEX, CM6 2BE

£475,000



BROWNS END ROAD
BROXTED
DUNMOW
ESSEX
CM6 2BE





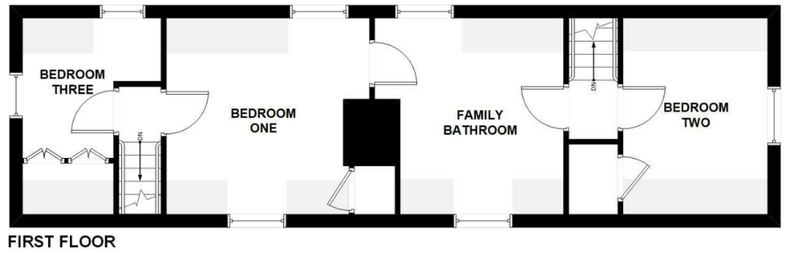
****No Onward Chain***Set within approximately one-third of an acre and surrounded by open countryside, this delightful three-bedroom detached Grade II Listed thatched cottage offers character and charm in abundance. The ground floor accommodation comprises a well=proportioned living room, a separate dining room, kitchen/breakfast room, utility room, bathroom, entrance porch and hallway. To the first floor are three bedrooms and a further bathroom. Externally, the property benefits from a single garage, gated driveway parking, and beautifully established gardens, perfect for enjoying the peaceful rural setting.*

TOTAL APPROX. FLOOR
AREA: 1450 SQ. FT.

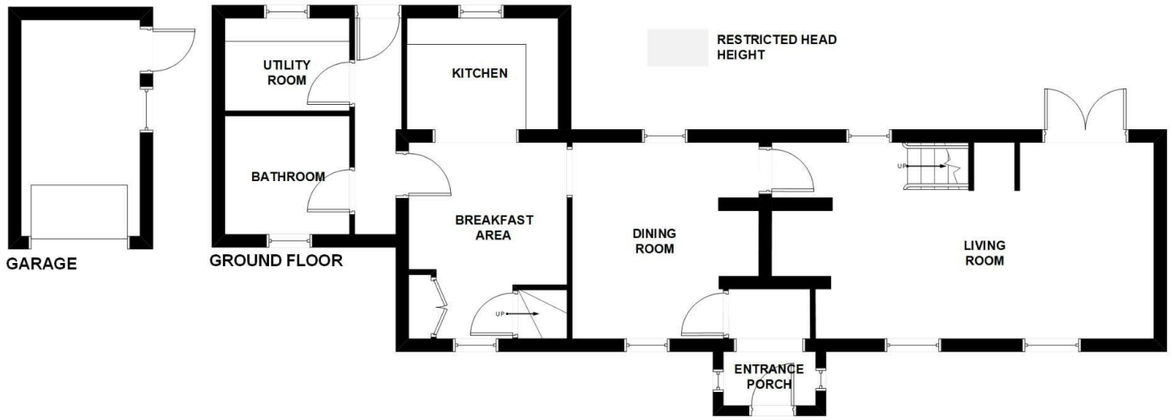
DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



FIRST FLOOR



GARAGE

GROUND FLOOR









- Three Bedrooms
- Detached Thatched Cottage
- Grade II Listed
- Single Garage With Gated Driveway Parking
- Approximately A Third Of An Acre
- Two Receptions
- Kitchen/Breakfast Room
- Utility Room & Entrance Hall
- Two Bathrooms
- No Onward Chain

Entrance Porch

Dining Room
12'1" x 12'5" (3.7 x 3.81)

Living Room
21'7" x 12'9" (6.59 x 3.89)

Kitchen/Breakfast Room
20'5" x 9'9" (6.24 x 2.99)

Inner Hallway

Ground Floor Bathroom
8'1" x 8'0" (2.48 x 2.45)

Utility Room
8'1" x 5'10" (2.48 x 1.78)

First Floor Landing

Bedroom One
12'4" x 10'11" (3.78 x 3.34)

Bedroom Two
10'11" x 12'4" (3.34 x 3.78)

Bathroom
10'0" x 8'0" (3.05 x 2.46)

Secondary Landing

Bedroom Three
9'4" x 9'1" (2.85 x 2.77)







Grounds
To the rear, a patio terrace provides the perfect setting for outdoor entertaining, seamlessly extending onto a generous lawn framed by an array of mature shrubs and established trees, offering both privacy and charm.

To the front, the property is approached via a lawn bordered by mature hedging, with a charming shingle pathway leading to a timber gate, creating a welcoming and refined first impression.

Single Garage With Gated Driveway
Accessed via a classic five-bar timber gate, a sweeping shingle driveway provides ample parking for multiple vehicles and leads gracefully to a detached single garage.

