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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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TOMLINSON ROAD, FLITCH GREEN, DUNMOW

OFFERS OVER £375,000



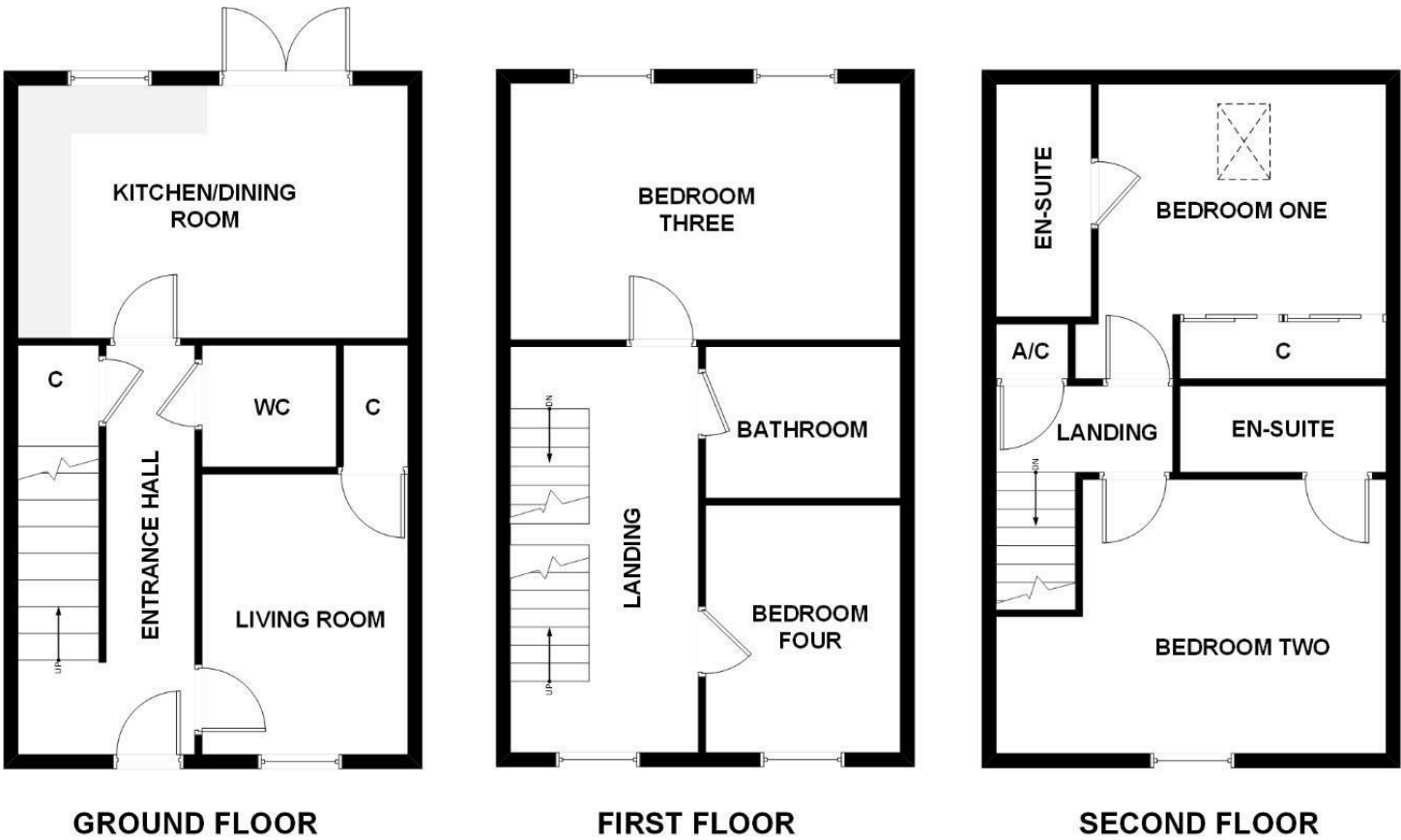
**TOMLINSON ROAD
FLITCH GREEN
DUNMOW**

Daniel Brewer are pleased to market this well presented four double bedroom town house located on the desirable 'Flitch Green' development. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen/diner, living room and a cloakroom. Over the top two floors there are four double bedrooms, two en-suites and a family bathroom. Externally there is a well landscaped rear garden, single garage and parking.

Flitch Green is one of the most popular CM6 developments due to the fantastic array of amenities on offer. The developments has managed to retain a village feel due to its stunning countryside walks and large green areas. The Flitch Green Academy School is well respected within the local community. The well-stocked Co-op provides all the essentials for the local community.

Entrance Hall

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



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.



- Four Double Bedroom Family Home
- Kitchen/Dining Room
- Living Room
- Two En-Suites
- Family Bathroom & Cloakroom
- Landscaped Rear Garden
- Single Garage
- Driveway Parking
- Good Standard Of Finish Throughout
- Desirable Development

Kitchen/Dining Room

14'8 x 13'0 (4.47m x 3.96m)

Window to rear aspect, French Doors to rear 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 induction hob with extractor fan over, integrated oven, integrated dishwasher, space for fridge/freezer, space for washing machine.

Living Room

8'4 x 11'6 (2.54m x 3.51m)

Window to front aspect, door to large storage cupboard.

Cloakroom

Fitted with a low level W.C, wash hand basin on floating shelf with wall mounted taps.

First Floor Landing

Doors leading to:-

Bedroom Three

13'1 x 14'8 (3.99m x 4.47m)

Two windows to rear aspect, range of fitted wardrobes.

Bedroom Four

8'2x 9'11 (2.49mx 3.02m)

Window to front aspect.

Family Bathroom

Fitted with a wash hand basin with pedestal, bath with wall mounted shower attachment and glass screen, low level W.C, wall mounted heated towel rail.

Second Floor Landing

Doors leading to:-

Bedroom One

13'0 x 10'8 (3.96m x 3.25m)

Window to rear aspect, door leading to:-

En-Suite

Fitted with a fully tiled shower cubicle with glass enclosure, wash hand basin with floating vanity unit, low level W.C, Velux window to rear aspect.

Bedroom Two

12'0 x 11'6 (3.66m x 3.51m)

Window to front aspect, door leading to:-

En-Suite Two

Fitted with a fully tiled shower cubicle with glass enclosure, wash hand basin with floating vanity unit, low level W.C.





Rear Garden

The rear garden has been tastefully landscaped and is made up of a large composite decked area great for entertaining with three raised artificial lawn areas. There is a timber gate at the foot of the garden granting access to the parking.

Single Garage

With up and over door, power and lighting.

Parking

suitable for one vehicle.

