DANIEL BREWER

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TOTAL APPROX. FLOOR AREA: 1200 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.

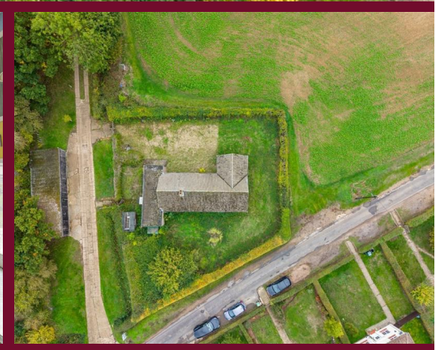
The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.











LAWN HALL CHASE, NORTH END, DUNMOW, ESSEX, CM6

£425,000

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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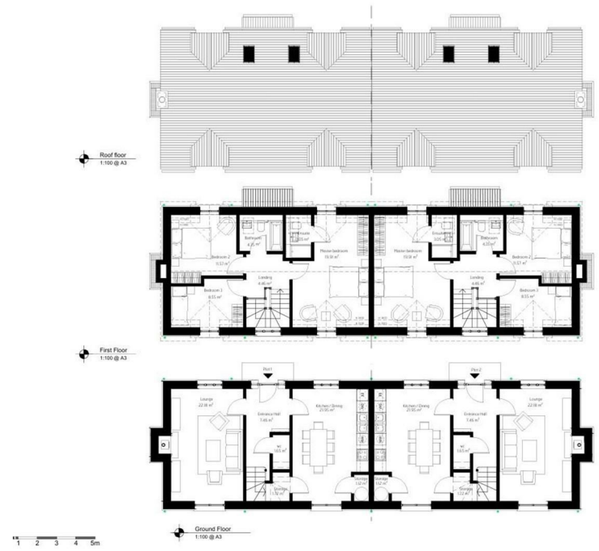


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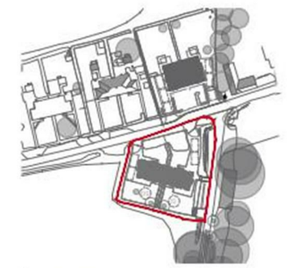


****Development Opportunity***No Onward Chain*** Situated on a private lane in the peaceful hamlet of North End, this detached three bedroom bungalow occupies a plot of approximately a quarter of an acre and offers an exciting development opportunity. The property currently benefits from planning permission for demolition and replacement with two newly built three bedroom semi-detached homes. Full details of the approved planning permission can be found on the Uttlesford District Council website under reference UTT/25/1770/FUL. Alternatively, the existing bungalow offers excellent potential for refurbishment, providing an opportunity to create a wonderful home tailored to individual tastes and requirements. Externally, the property benefits from a single garage, driveway parking and generous wraparound gardens, all complemented by beautiful views across the surrounding open countryside. Offering a choice of development or renovation, this is a rare opportunity to acquire a property with significant potential in a desirable rural setting.*

















- Approximately A Quarter Of An Acre Plot
- Three Bedroom Detached Bungalow
- Countryside Views
- Single Garage With Driveway Parking
- Planning Permission Granted For Replacement Semi-Detached Houses (Ref:- UTT/25/1770/FUL)
- Wraparound Gardens
- No Onward Chain
- Located Off A Private Lane

Entrance Hall
Door to garage, door to kitchen, door to.

Cloakroom
Window to side aspect, W.C, wood effect flooring.

Utility Cupboard
Window to side aspect, power points.

Kitchen
12'0" x 9'3" (3.66 x 2.83)
Window to front aspect, base and eye level units, inset sink with drainer, space for freestanding cooker, floor mounted oil boiler, power [points, wood effect flooring, door to.

Dining Room
12'1" x 7'3" (3.7 x 2.23)
Window to rear aspect, radiator, power points, door to.

Living Room
18'0" x 12'1" (5.49m x 3.68m)
Windows to multiple aspect, feature fireplace, two radiators, power points, door to.

Inner Hallway
Two built-in storage cupboards, door to airing cupboard, radiator, power points, two single doors to rear garden.







Bedroom One
13'11" x 11'0" (4.26 x 3.36)
Window to rear aspect, radiator, power points.

Bedroom Two
10'6" x 9'4" (3.22 x 2.87)
Window to side aspect, radiator, power points.

Bedroom Three
10'6" x 8'9" (3.22 x 2.68)
Window to side aspect, radiator, power points.

Family Bathroom
Opaque window to front aspect, enclosed bath with mixer taps, wash hand basin, radiator.

W.C
Opaque window to front aspect, W.C.

Single Garage With Driveway
17'4" x 9'6" (5.3 x 2.92)
Up and over door, power, lighting and single door to entrance hall. To the rear of the property is a shingle driveway providing parking for multiple vehicles.

Wraparound Gardens
The gardens wraparound the property and are enclosed by mature hedging.

