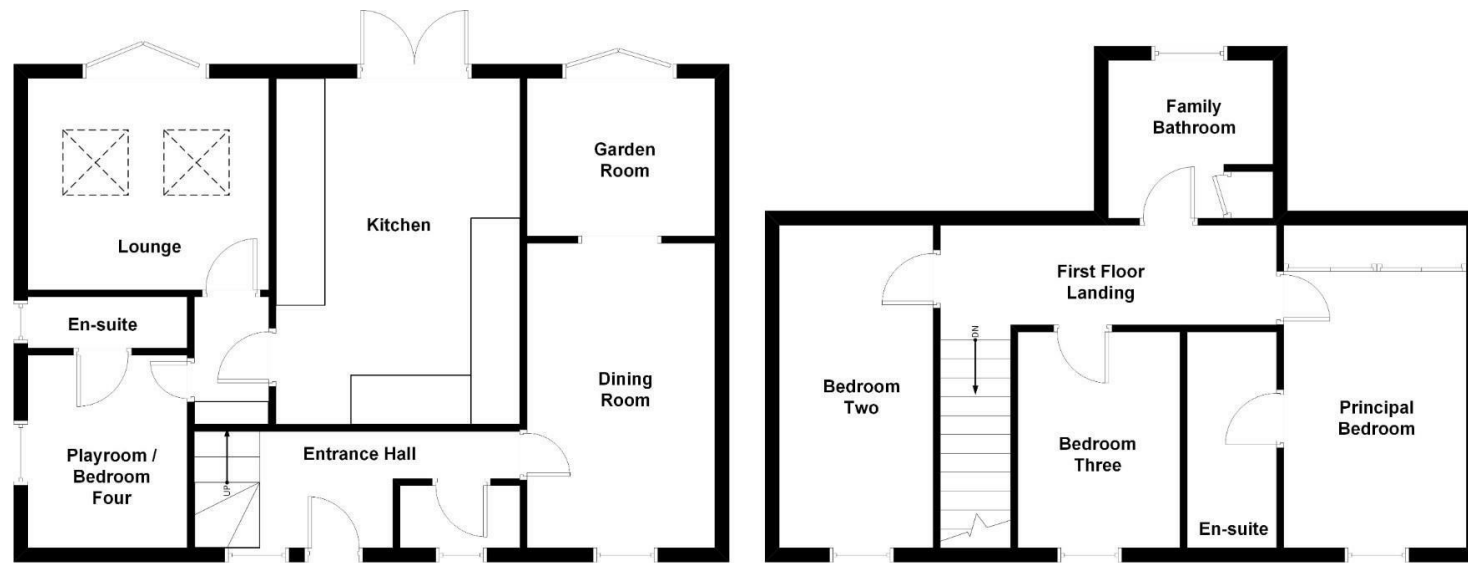


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**DANIEL BREWER**  
Bringing People and Property Together

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.

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BACK LANE, FORD END, CHELMSFORD

**OFFERS OVER £500,000**





## BACK LANE FORD END CHELMSFORD

Located on a quiet country lane overlooking open farmland in the popular village of Ford End is this stunning three/four bedroom semi-detached family home. The ground floor accommodation comprises:- lounge, dining room, garden room, kitchen/dining room, playroom/bedroom four with en-suite shower room, utility room, cloakroom and entrance hall. On the first floor are three bedrooms with en-suite and a family bathroom. Externally the property benefits from an enclosed rear garden with summer house and communal parking opposite.







- Three/Four Bedrooms
- Semi-Detached Family Home
- Landscaped Rear Garden With Summer House
- Communal Parking Opposite
- Views Over Open Farmland
- Three Receptions
- Kitchen/Dining Room
- Playroom/Bedroom Four With En-Suite
- Cloakroom & Utility Room
- En-Suite & Family Bathroom

## Entrance Hall

UPVC double glazed window to front aspect, radiator, power points, telephone point, stairs rising to the first floor landing, doors to.

## Cloakroom

UPVC double glazed Opaque window to front aspect, W.C, wash hand basin, tiled flooring, extractor fan.

## Dining Room

18'3" x 10'9" (5.56m x 3.28m)

UPVC double glazed window to front aspect, radiator, power points, T.V point, wood effect flooring, opening to.

## Garden Room

10'9" x 6'8" (3.28m x 2.03m)

Bi-Fold doors to the rear garden, radiator, power points, wood effect flooring, glazed roof.

## Kitchen/Dining Room

18'3" x 11'2" (5.56m x 3.40m)

Base and eye level units with Quartz working surfaces over, island with Quartz working surface over & breakfast bar area, two inset AEG ovens, induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, inset sink with drainer, part tiled walls, radiator, inset spotlights, power points, wood effect flooring, French doors to the rear garden.

## Utility Room

Base and eye level units with working surface, space for washing machine, space for tumble dryer, power points, doors to.

## Lounge

12'5" x 10'9" (3.78m x 3.28m)

Two Velux windows to rear aspect, solid wood flooring, radiator, power points, T.V point, Bi-Fold doors to the rear garden.







### Bedroom Four/Playroom

UPVC double glazed Opaque window to side aspect, inset spotlights, radiator, power points, T.V point, door to.

### En-Suite

Enclosed shower cubicle, W.C, wash hand basin with pedestal, fully tiled, inset spotlights, extractor fan, extractor fan.

### First Floor Landing

Radiator with cover, power points, doors to.

### Principal Bedroom

14' x 10'5" (4.27m x 3.18m)

UPVC double glazed window to front aspect, range of built-in wardrobes, radiator, power points, T.V point, door to.

### En-Suite

Enclosed double width shower cubicle, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, tiled flooring, extractor fan, inset spotlights.

### Bedroom Two

16'6" x 9'2" (5.03m x 2.79m)

UPVC double glazed window to front aspect, radiator, power points.

### Bedroom Three

10'4" x 7'8" (3.15m x 2.34m)

UPVC double glazed window to front aspect, radiator, power points.

### Family Bathroom

UPVC double glazed Opaque window to rear aspect, enclosed P-bath with mixer taps & shower attachment, wash hand basin with vanity unit below, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, door to airing cupboard.

### Garden

To the rear of the property is a patio area with steps leading to the remainder lawn with topiary hedging and shrub borders. To the foot of the garden is a raised patio area which is ideal for entertaining. The garden also benefits from a timber outbuilding, shed, water tap and side access via a timber gate.

