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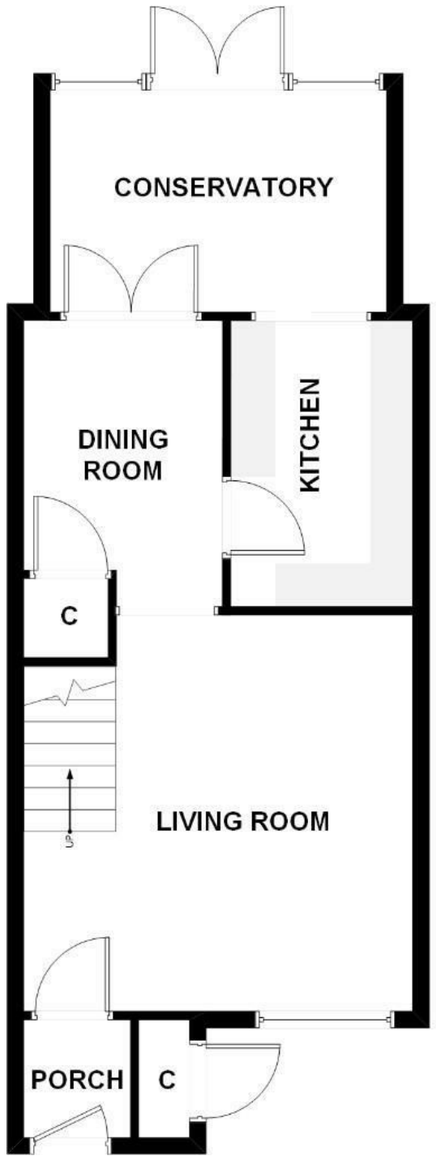
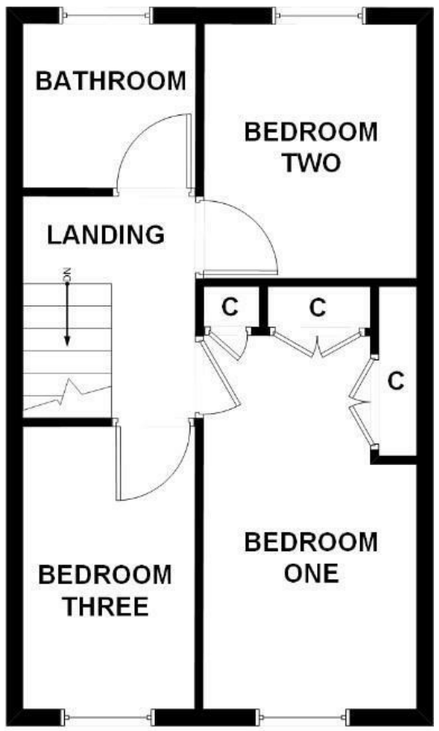


Total Approx. Floor Area: 900 Sq. Ft.

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.



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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RAYFIELD CLOSE, BARNSTON, DUNMOW

OFFERS OVER £340,000

RAYFIELD CLOSE
BARNSTON
DUNMOW

Located on the desirable residential road of Rayfield Close, Barnston, Dunmow, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, while the adjoining conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere.

The house features a well-appointed kitchen with the potential to knock through to create a kitchen/dining room.

The loft is partially converted and has the potential to fully covert 'STP' to create a further bedroom.

Externally there is a low maintenance rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep as well as a single garage a parking for one vehicle.

Rayfield Close is situated in a friendly neighbourhood, providing a sense of community while being conveniently close to local amenities and transport links.
Easy Access to the A120, M11, Stansted Airport and Chelmsford city centre.

This property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible area.

Porch
Entered via front door, door leading to:-

- **Three Bedroom Family Home**
- **Kitchen**
- **Separate Dining Room**
- **Living Room**
- **Generous Conservatory**
- **High Standard Bathroom**
- **Partially Converted Loft With Potential For Full Conversion 'STP'**
- **Rear Garden**
- **Garage With Parking**
- **Easy Access To Stansted Airport, A120, & M11**

Living Room
14'9" x 14'4" (4.50 x 4.39)
Window to front aspect, stairs rising to second floor landing, wood effect flooring, opening leading to:-

Dining Room
10'5" x 7'3" (3.20 x 2.21)
Double Doors leading to conservatory, door into kitchen, wood effect flooring.

Kitchen
10'5" x 7'1" (3.18 x 2.18)
Opening leading into conservatory, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink with mixer tap over, inset four ring hob with extractor fan over, integrated oven, space for fridge/freezer, space for washing machine, space for dishwasher, partly tiled walls, wood effect flooring.

Conservatory
13'8" x 8'9" (4.19 x 2.69)
Windows to rear aspect, French Doors to rear aspect leading to rear garden, wood effect flooring.

First Floor Landing
Doors leading to:-

Bedroom One
13'6" x 8'5" (4.14 x 2.59)
Window to front aspect, fitted wardrobes.

Bedroom Two
9'3" x 8'2" (2.82 x 2.51)
Window to rear aspect.

Bedroom Three
10'6" x 5'10" (3.22 x 1.78)
Window to front aspect.

Family Bathroom
6'2" x 6'2" (1.88 x 1.88)
Opaque window to rear aspect, fitted with a panel enclosed bath with wall mounted shower attachment and glass screen, wash hand basin & W.C in vanity unit, tiled flooring, tiled walls.

Rear Garden
The rear garden is low maintenance and is made up of mainly artificial lawn with patio area directly to the rear of the conservatory.

Single Garage
With up and over door.

Driveway Parking
Suitable For One Vehicle.

GAMING