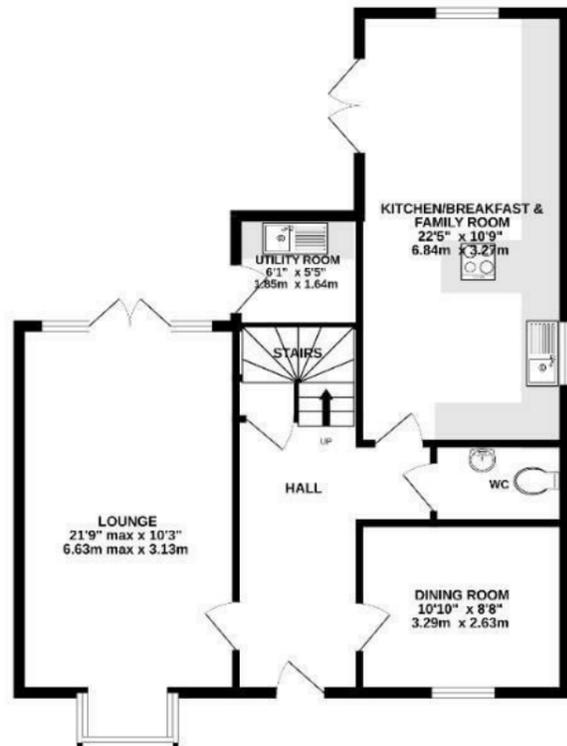


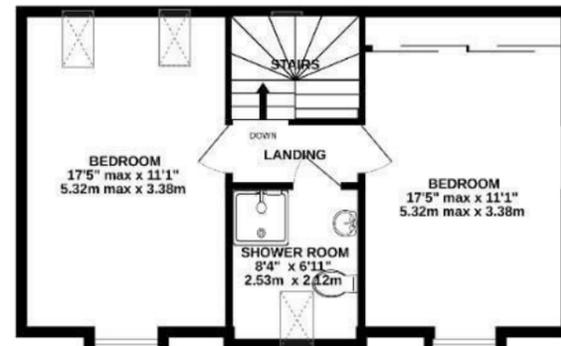
TOTAL FLOOR AREA : 1886 sq.ft. (175.3 sq.m.) approx.

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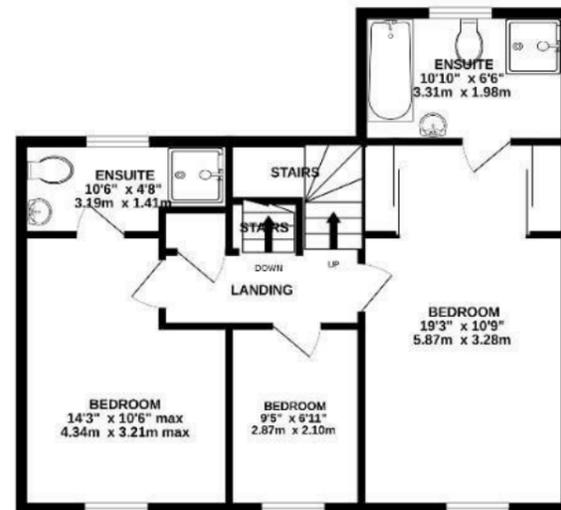
GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



2ND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

HAMPTON ROAD, LITTLE CANFIELD, DUNMOW

OFFERS OVER £650,000



HAMPTON ROAD LITTLE CANFIELD DUNMOW

Tucked away overlooking a green on the desirable 'Priors Green' development, this impressive detached house on Hampton Road offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms, two en-suites and a family bathroom, this property is ideal for those seeking ample room for family and guests alike.

The house boasts two inviting reception rooms, providing versatile spaces for relaxation and entertainment. An impressive kitchen/dining room sits at the rear of the property with double doors leading to the garden and a door leading to a useful utility room. Whether you prefer a cosy evening in or hosting gatherings with friends, these rooms cater to all your needs.

Outside, the property features parking for up to four vehicles, a valuable asset in today's busy world. The surrounding area is peaceful and family-friendly and is within walking distance to local amenities including shops, primary school, cafe, pubs and great transport links.

This delightful home combines practicality with elegance, making it a must-see for anyone in search of a spacious and stylish residence in Little Canfield. Don't miss the opportunity to make this wonderful property your own.





- **Substantial Five Bedroom Detached Family Home**
- **Beautiful Location Tucked Away Overlooking A Green**
- **Kitchen/Dining Room**
- **Utility Room & Cloakroom**
- **Two Reception Rooms**
- **Two En-Suites & Family Bathroom**
- **Ample Driveway Parking**
- **Double Garage**
- **Secluded Rear Garden**
- **Desirable Location**

Entrance Hall

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

Kitchen/Dining Room

22'5" x 10'8" (6.84 x 3.27)

Window to rear aspect, window to side aspect, French Doors to side aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, inset sink with mixer tap over, inset hob with extractor fan, integrated fridge freezer, integrated oven & grill, integrated wine cooler, breakfast bar, tiled flooring, partly tiled walls, door leading to:-

Utility Room

6'0" x 5'4" (1.85 x 1.64)

Partly glazed door to side aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, partly tiled walls, inset one and half bowl sink and drainer unit with mixer tap over, space for washing machine, cupboard enclosed boiler.

Living Room

21'9" x 10'3" (6.63 x 3.13)

French Doors to rear aspect leading to rear garden with floor to ceiling windows either side, bay window to front aspect, feature fireplace.

Separate Dining Room

10'9" x 8'7" (3.29 x 2.63)

Bay window to side aspect, window to front aspect.

Cloakroom

Fitted with a wash hand basin with vanity unit and mixer tap, low level W.C, partly tiled walls, tiled flooring.

First Floor Landing

Stairs rising to second floor landing, doors leading to:-

Bedroom One

19'3" x 10'9" (5.87 x 3.28)

Window to front aspect, range of fitted wardrobes, door leading to:-

En-Suite

10'10" x 6'5" (3.31 x 1.98)

Opaque window to rear aspect, fitted with a four piece suite comprising panel enclosed bath, glass enclosed shower, wash hand basin, low level W.C.

Bedroom Two

14'2" x 10'6" (4.34 x 3.21)

Window to front aspect, door leading to:-

En-Suite Two

10'5" x 4'7" (3.19 x 1.41)

Opaque window to rear aspect, fitted with a glass enclosed shower, wash hand basin, low level W.C.

Bedroom Five

9'4" x 6'10" (2.87 x 2.10)

Window to rear aspect, currently set up as an office.





Second Floor Landing

Doors leading to:-

Bedroom Three

17'5" x 11'1" (5.32 x 3.38)

Window to front aspect, window to side aspect, range of fitted wardrobes.

Bedroom Four

17'5" x 11'1" (5.32 x 3.38)

Two Velux windows to rear aspect, window to front aspect.

Family Bathroom

8'3" x 6'11" (2.53 x 2.12)

Velux window to front aspect, walk in shower with glass screen, wash hand basin, low level W.C, partly tiled walls, tiled flooring.

Secluded Rear Garden

The rear garden is made up of two generous patio areas perfect for entertaining with the remainder laid to lawn with sleeper enclosed flower beds. Round the side of the property is a timber shed whilst a gate grants access to the driveway.

Driveway Parking

Suitable for four vehicles.

Double Garage

With electric roller doors, power and lighting.

