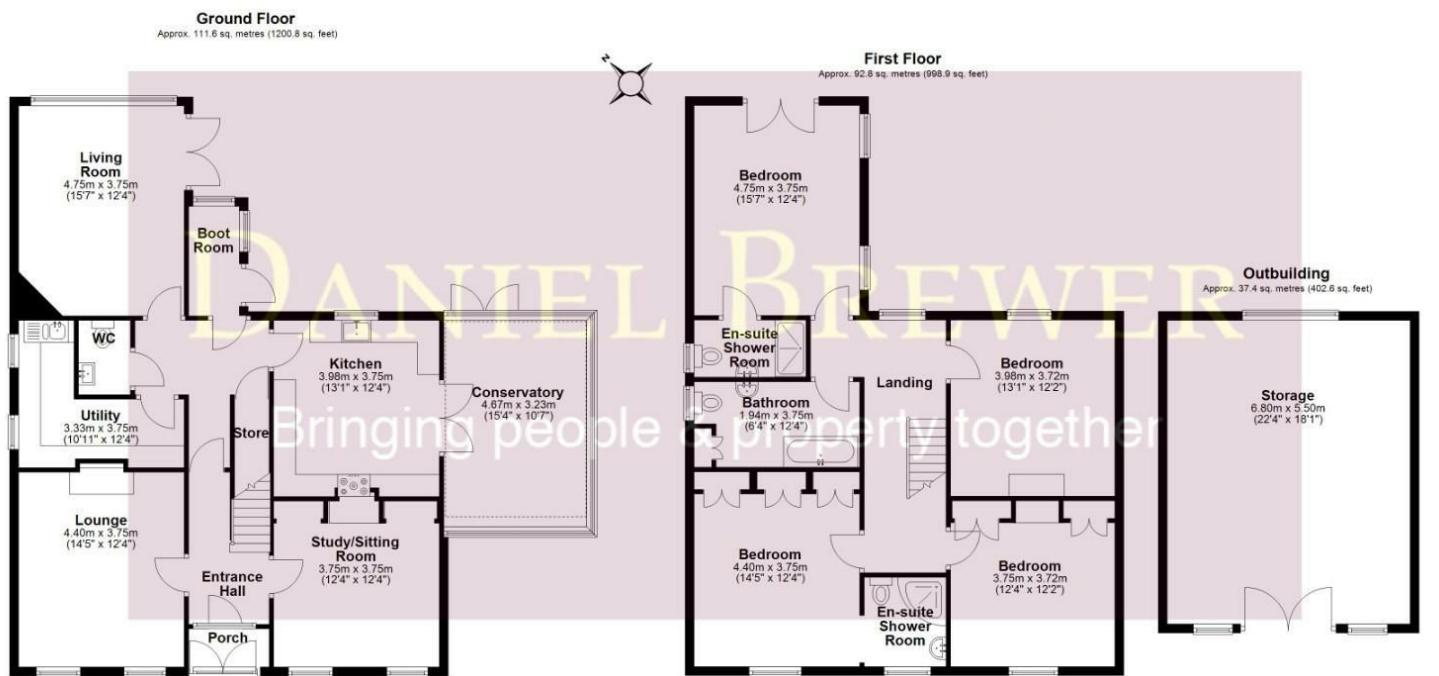


# DANIEL BREWER



Total area: approx. 241.8 sq. metres (2602.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken internally and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

## 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.

Daniel Brewer

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)



**MAIN ROAD, FORD END, CHELMSFORD, ESSEX, CM3 1LL**  
**£895,000**



## MAIN ROAD FORD END CHELMSFORD ESSEX CM3 1LL

Set within approximately a third of an acre in the popular village of Ford End is this impressive four double bedroom detached Edwardian country home. The property offers expansive accommodation over two floors with an abundance of natural light and a wealth of period features. The ground floor accommodation comprises:- three receptions, kitchen, conservatory, utility room, boot room, cloakroom, entrance hall and enclosed porch. On the first floor are four bedrooms with en-suite facilities to the principal bedroom & bedroom two, a family bathroom serves the remaining two double bedrooms. Externally the property boasts a detached Nissen hut offering fantastic potential for conversion, gated driveway parking for several vehicles, generous wraparound gardens and beautiful views over sprawling countryside. The property offers further potential to extend subject to the necessary planning permissions.





#### Gated Driveway Parking

Accessed via a five bar timber gate provides access to a sweeping shingle driveway providing parking for several vehicles leading to the main house and Nissen Hut.

#### Detached Nissen Hut

22'4" x 18'1" (6.81m x 5.51m)

Double doors, window to rear aspect, power and lighting.

#### Wraparound Gardens

To the rear of the property is a Sandstone patio area leading to the remainder lawn with a variety of mature shrubs & trees. A wild garden is located to the side of the property alongside a separate vegetable garden & green house. A paved pathway leads to an additional circular patio. To the foot of the garden is a Pergola seating area. The garden is fully enclosed by mature hedging and post & rail fencing with the boundary ending at the stream to the south elevation. Side access is granted via a timber gate.

- Four Double Bedroom Detached Edwardian Country Home
- No Onward Chain
- Approximately A Third Of An Acre
- Detached Nissen Hut
- Gated Driveway Parking For Several Vehicles
- Sprawling Countryside Views
- Fantastic Potential To Extend Subject To Planning Permission
- Three Reception Rooms & Conservatory
- Kitchen With Utility & Boot Room
- Two En-Suites, Family Bathroom And A Separate Cloakroom

#### Porch

Arched porch with glazed double doors, tiled flooring, original stained glass door to.

#### Entrance Hall

Tiled flooring, period coving & rose light fitting, dado rail, power points, two Victorian style radiators, understairs storage cupboard, stairs rising to the first floor landing, doors to.

#### Cloakroom

Victorian style W.C with raised cistern, Victorian style wash hand basin with pedestal, radiator, solid wood flooring, extractor fan.

#### Lounge

14'5" x 12'4" (4.39m x 3.76m)

Two Sash windows to front aspect, period coving & rose light fitting, dado rail, feature fireplace with wood burning stove, solid wood flooring, radiator, power points, T.V point.

#### Study/Sitting Room

12'4" x 12'4" (3.76m x 3.76m)

Two Sash windows to front aspect, feature open fireplace, built-in dresser, period coving & rose light fitting, dado rail, part wood panelled walls, radiator, power points, wood effect flooring.

#### Living Room

15'7" x 12'4" (4.75m x 3.76m)

Three Sash windows to rear aspect, wood burning stove, radiator, power points, T.V point, solid wood flooring, French doors leading to the rear garden.

#### Kitchen

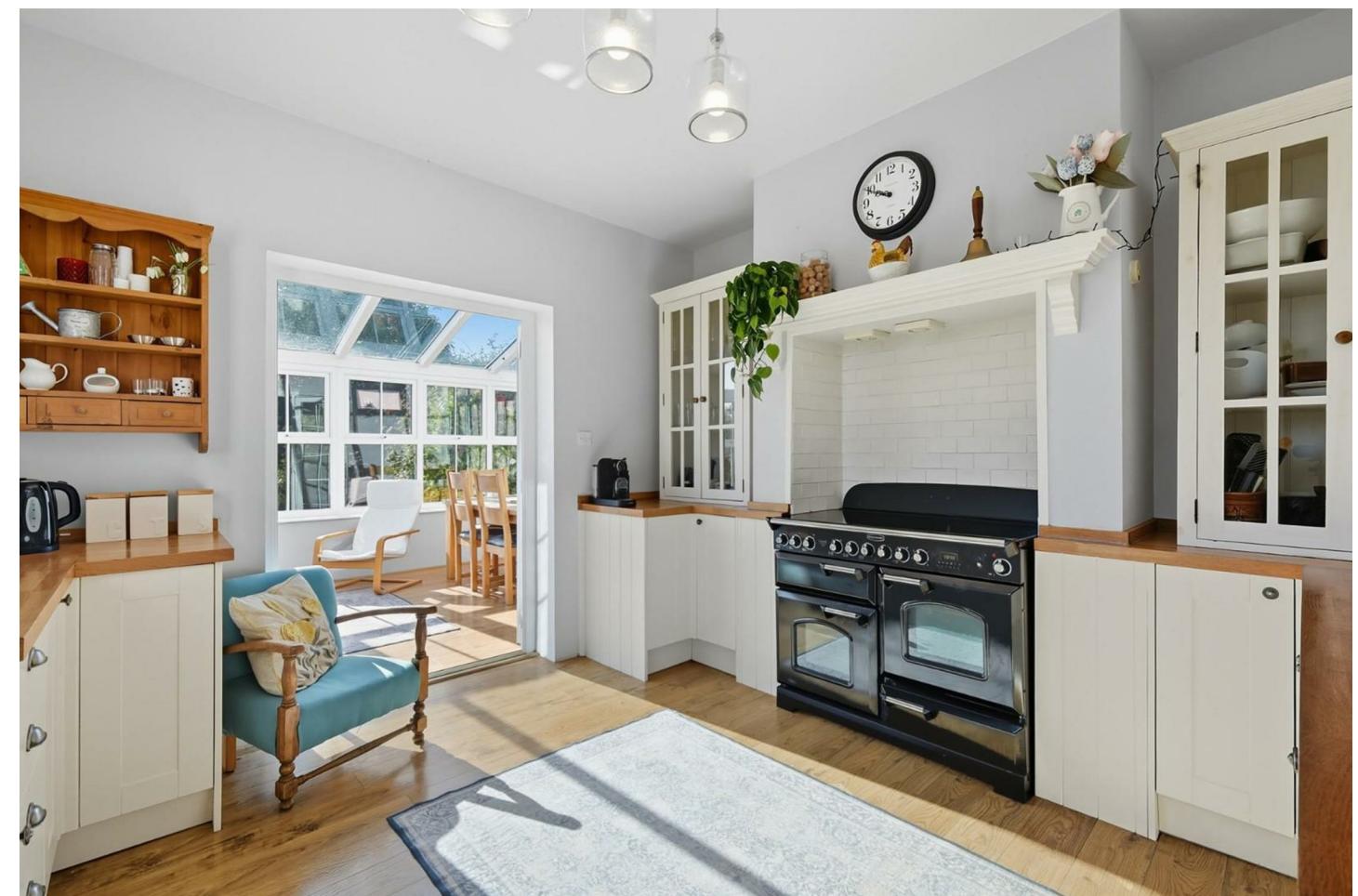
13'1" x 12'4" (3.99m x 3.76m)

Sash window to rear aspect, base and eye level units with solid Oak working surfaces over, complimentary glass display units, chimney breast housing Rangemaster cooker with extractor over, inset Butler sink with mixer taps, space for dishwasher, integrated fridge/freezer, wood effect flooring, power points, UPVC double glazed double doors to.

#### Conservatory

15'4" x 10'7" (4.67m x 3.23m)

UPVC double glazed windows to multiple aspects, wood effect flooring, electric heater, power points, UPVC double glazed double doors leading to the rear garden.





#### **Utility Room**

Two Sash windows to side aspect, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, space for fridge/freezer, space for washing machine, space for tumble dryer, radiator, power points, wood effect flooring.

#### **Boot Room**

Sash windows to multiple aspects, wood effect flooring, stable door leading to the rear garden.

#### **First Floor Landing**

Sash window to rear aspect, radiator, power points, doors to.

#### **Principal Bedroom**

15'7" x 12'4" (4.75m x 3.76m)

Two sash windows to side aspect, Juliet balcony to rear aspect with views over open sprawling countryside, radiator, power points, T.V point, door to.

#### **En-Suite**

Sash window to side aspect, W.C, wash hand basin with pedestal, enclosed shower with glass enclosure, heated towel rail, part tiled walls, tile effect flooring, extractor fan, shaver point.

#### **Bedroom Two**

14'5" x 12'4" (4.39m x 3.76m)

Sash window to front aspect, a range of fitted wardrobes radiator, power points, door to.

#### **En-Suite**

Sash window to front aspect, enclosed shower cubicle, wash hand basin with vanity unit below, W.C, radiator.

#### **Bedroom Three**

12'4" x 12'2" (3.76m x 3.71m)

Sash window to front aspect, part wood panelled walls, two built-in double wardrobes, feature cast iron fireplace, radiator, power points.

#### **Bedroom Four**

13'1" x 12'2" (3.99m x 3.71m)

Sash window to rear aspect, feature cast iron fireplace, radiator, power points.

#### **Family Bathroom**

Sash window to side aspect, enclosed bath with mixer taps, separate shower over, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, tile effect flooring, door to airing cupboard, inset spotlights.

