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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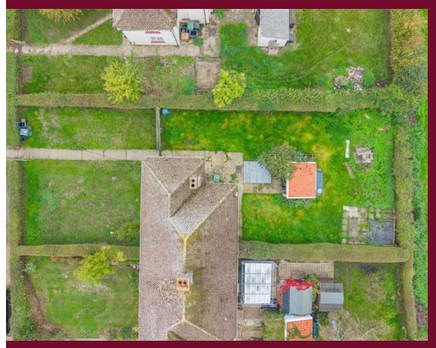
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4 LAWN HALL CHASE COTTAGES, NORTH END, DUNMOW, ESSEX, CM6 3PL

GUIDE PRICE £375,000







LAWN HALL CHASE COTTAGES
NORTH END
DUNMOW
ESSEX
CM6 3PL

****No Onward Chain*** Situated in the peaceful hamlet of North End, overlooking open countryside and accessed via a private lane, this three bedroom semi-detached home offers an excellent opportunity for families and buyers seeking a property with scope to add value. The ground floor accommodation comprises an entrance hall, spacious living room, separate dining room, kitchen, rear lobby with utility, and a convenient cloakroom. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, an outbuilding, and fantastic potential for extension or further improvement, subject to the necessary planning permissions.*

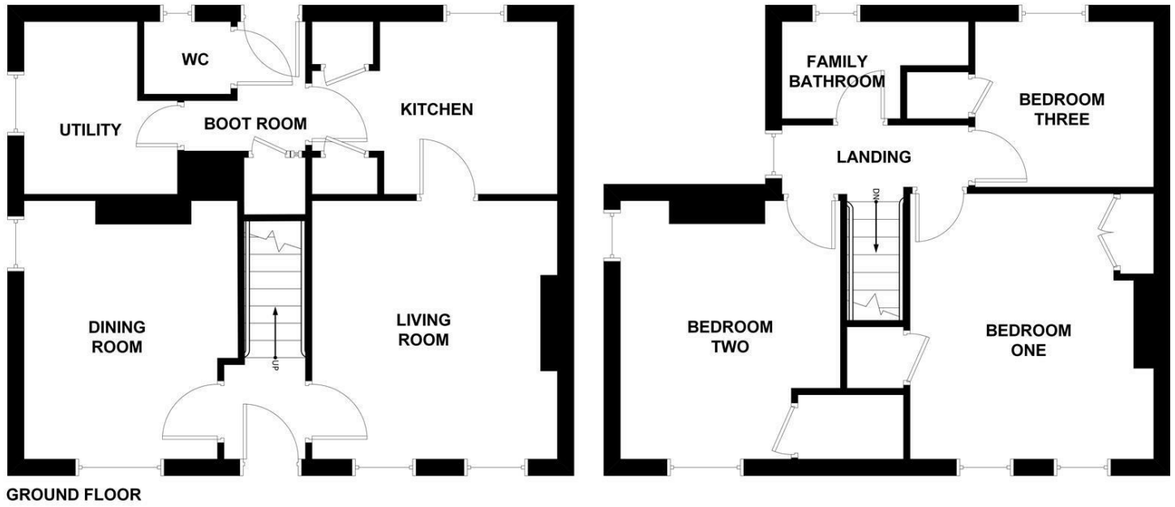
Offered for sale with no onward chain, this property presents an exciting opportunity to create a wonderful family home in a rural setting, with open countryside views and excellent potential to make it your own.

TOTAL APPROX. FLOOR AREA: 1060 SQ. FT.

DANIEL BREWER
Bringing People and Property Together

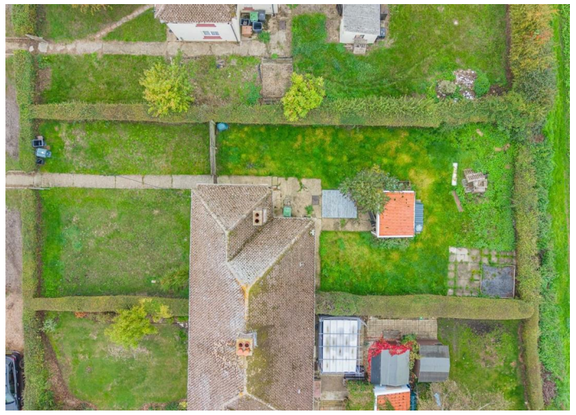
NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

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.











All measurements, floor plans, descriptions, photographs and other details are provided for guidance purposes only and should not be relied upon as statements of fact. Prospective purchasers or tenants should satisfy themselves as to the accuracy of all information through their own inspections, enquiries and professional advice.

Services, appliances, fixtures and fittings have not been tested unless otherwise stated. Any reference to tenure, planning permissions, building regulations, council tax, utilities or other property-related matters should be independently verified by the purchaser or their legal representative.

The property details are subject to change, correction or withdrawal without notice and do not form part of any contractual agreement unless expressly incorporated into the contract.

- Three Bedroom Semi-Detached Family Home
- Front & Rear Gardens
- Countryside Views
- Potential To Extend Subject To Planning Permission
- Private Lane Location
- Two Reception Rooms
- Kitchen
- Utility & Cloakroom
- Bathroom
- No Onward Chain

Entrance Hall
Access via a partly glazed front door:- stairs rising to the first floor landing, radiator, door to.

Living Room
12'5" x 8'9" (3.81 x 2.69)
Windows to multiple aspects, feature fireplace, radiator, power points.

Dining Room
4.04 x 3.62
UPVC double glazed window to front aspect, feature fireplace, radiator, power points, door to.

Kitchen
12'0" x 8'0" (3.67 x 2.44)
Window to rear aspect, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, space for freestanding cooker, space for fridge/freezer, space for washing machine, floor mounted oil boiler, part tiled walls, power points, door to.

Rear Lobby
Tiled flooring, door leading to the rear garden, door to utility cupboard, door to understairs storage cupboard, door to.

Utility
Window to side aspect, tiled flooring, power points.

Cloakroom
Window to rear aspect, W.C, tiled flooring.







First Floor Landing
Doors to.

Principal Bedroom
12'9" x 11'10" (3.9 x 3.62)
Window to front aspect, door to built-in wardrobe, radiator, power points.

Bedroom Two
12'5" x 10'7" (3.8 x 3.23)
Windows to multiple aspects, radiator, power points.

Bedroom Three
8'10" x 7'10" (2.71 x 2.4)
Window to rear aspect, radiator, power points.

Bathroom
Window to side aspect, W.C, enclosed bath with mixer taps, wash hand basin, radiator, part tiled walls.

Gardens
The property benefits from enclosed front & rear gardens with an outbuilding to the rear and beautiful views over open countryside.

Agents Notes
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