

# DANIEL BREWER

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## 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.

## BRIDGE END, GREAT BARDFIELD, BRAINTREE

### OFFERS OVER £325,000



## BRIDGE END GREAT BARDFIELD BRAINTREE

Daniel Brewer are pleased to market this spacious three bedroom family home located in the sought after village of 'Great Bardfield'. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen, lounge/dining room, conservatory and a cloakroom. On the first floor are three bedrooms and a family bathroom. Externally there is a secluded rear garden, parking and single garage.

Great Bardfield is a quintessential village which enjoys a strong community along with an excellent range of village amenities including a co-op, two public houses, a country cafe and a thriving infant/primary school. This part of North Essex offers fantastic Bridal and footpaths over some of the most idyllic countryside. A unique benefit includes The Blue Egg Farm Shop and Bardfield Montessori Day Nursery.





- Three Bedroom Family Home
- Lounge/Dining Room
- Kitchen
- Conservatory
- Cloakroom
- Family Bathroom
- Secluded rear Garden
- Single Garage & Parking
- Desirable Village Location

**Entrance Hall**

11'6" x 6'8" (3.522 x 2.045)

Entered via front door, stairs rising to first floor landing, doors leading to:-

**Kitchen**

10'8" x 8'1" (3.260 x 2.474)

Fitted with a range of eye and base level units with working surface over, free standing cooker, space for fridge, space for freezer, space for dishwasher, inset sink and drainer unit with mixer tap, window to rear aspect, fully glazed door leading to conservatory.

**Lounge/Dining Room**

16'10" x 17'10" (5.145 x 5.440)

Window to front aspect, window to rear aspect, doors to rear aspect leading to conservatory, brick built fire.

**Conservatory**

21'10" x 8'1" (6.663 x 2.489)

Window to rear aspect, fully glazed door to rear aspect leading to rear garden, base level units with working surface over, space for washing machine, space for freezer.

**Cloakroom**

6'8" x 3'10" (2.035 x 1.169)

Opaque window to front aspect, low level W.C, wall mounted wash hand basin.

**First Floor Landing**

9'10" x 6'8" (3.007 x 2.044)

Window to front aspect, doors leading to:-

**Bedroom One**

10'8" x 12'5" (3.273 x 3.789)

Window to rear aspect.

**Bedroom Two**

10'8" x 12'8" (3.270 x 3.868)

Window to rear aspect.

**Bedroom Three**

9'1" x 6'8" (2.774 x 2.048)

Window to front aspect.

**Family Bathroom**

5'5" x 6'7" (1.655 x 2.024)

Opaque window to front aspect, fitted with a panel enclosed bath, low level W.C, wash hand basin with pedestal.





**Secluded Rear Garden**

The rear garden is mainly lawn with a timber gate granting access to the driveway and garage.

**Single Garage**

With up and over door, power and lighting.

**Parking**

Suitable for one vehicle.

