

# DANIEL BREWER

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## HARTFORD END, CHELMSFORD

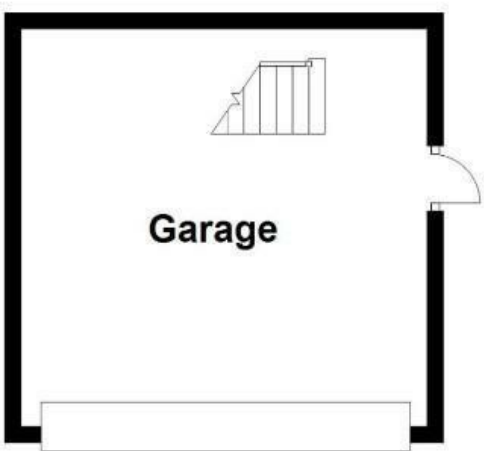
### OFFERS OVER £600,000





## HARTFORD END CHELMSFORD

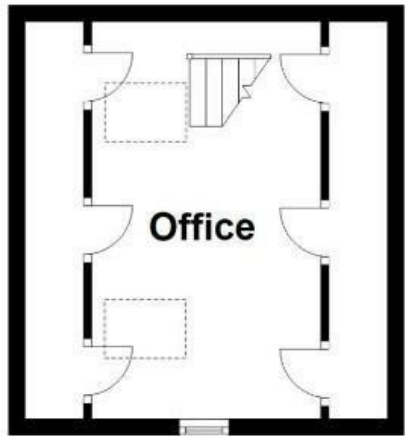
Daniel Brewer are delighted to offer the opportunity to acquire this high specification detached executive home, situated in the desirable area of Hartford End. The property boasts beautiful open plan living with a fully functional dual aspect log fire feature, large dining area, separate modern kitchen with breakfast seating, along with effortless bifold doors providing seamless access to a secluded private rear garden. The first floor is accessed via a beautiful modern staircase leading to three double bedrooms and family bathroom, finished to a superb specification. The property provides parking for three vehicles along with a double garage and separate fully functional work from home office area, which presents the opportunity to extend subject to planning. Furthermore, the property is offered chain free.



**Ground Floor**  
Approx. 59.5 sq. metres (640.4 sq. feet)



**First Floor**  
Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 105.2 sq. metres (1132.2 sq. feet)





- **Modern Detached Family Home**
- **Three Double Bedrooms**
- **Double Garage**
- **Driveway Parking for Three Vehicles**
- **Kitchen / Breakfast Room**
- **Over-garage Office Space**
- **Decorated & Fitted to a High Standard**
- **Secluded Rear Garden**
- **Desirable Location**
- **Potential to Extend (STPP) & No Onward Chain**

### Entrance Area

6'6" x 3'3" (2.0m x 1.0m)

Entrance via UPVC front door, access to storage / utility cupboard, wood laminate flooring, various power points, inset spotlights.

### Open Plan Living / Dining Area

23'3" x 22'3" (7.1m x 6.8m)

Two double glazed square bay windows to front aspect, double glazed window to rear aspect, central brick-built column fireplace with two flued wood burning stoves with a hard-stone footing, space for large dining table, wood laminate flooring, two wall mounted radiators, integrated speaker system, inset spotlights, various power points, seamless bi-fold doors leading to secluded rear garden.

### Kitchen / Breakfast Room

20'0" x 9'6" (6.1m x 2.9m)

Partly glazed UPVC door to side aspect, double glazed windows to rear and side aspects, various base and eye level units with resin work surfaces over, one and half unit sink with mixer tap, drainer unit, and glass base, five ring Bosch induction hob with Neff extractor fan over, integrated dishwasher, inset Stoves double oven, and

integrated low level fridge; splashback tiling, wall mounted radiator, tiled flooring, inset spotlights, various power points.

### First Floor Landing

Access via feature spiral staircase with timber and steel banister, carpeted flooring, access to airing cupboard, ceiling mounted light fixture, inset spotlight, various power points. Doors to: Principal Bedroom, Bedroom Two, Bedroom Three, and Family Bathroom.

### Principal Bedroom

10'5" x 10'2" (3.2m x 3.1m)

Double glazed UPVC window to front aspect, carpeted flooring, integrated speaker system, wall mounted radiator, in-built wardrobes, inset spotlights, various power points, TV point.

### Bedroom Two

10'2" x 9'2" (3.1m x 2.8m)

Double glazed UPVC window to front aspect, carpeted flooring, integrated speaker system, wall mounted radiator, inset spotlights, wall mounted light fixtures, various power points, TV point.







**Bedroom Three**

14'1" x 9'10" (4.3m x 3.0m)

Double glazed UPVC window to side aspect, carpeted flooring, integrated speaker system, wall mounted radiator, range of wardrobe space, inset spotlights, various power points.

**Family Bathroom**

Frosted double glazed window to rear aspect, four piece suite comprising: low level WC, floating vanity wash hand basin with mixer tap, inset tile enclosed bath with shower attachment and mixer tap, glass enclosed corner shower with rainfall head; wood laminate flooring, partly tiled walls, multiple storage coves, wall mounted heated towel rail, large mirror, shaver port, inset spotlights.

**Garden**

The property offers a hedge line enclosed secluded rear garden, with natural grass lawn, entertaining decking area, and gated access via either side aspect.

**Garage & Parking**

A detached double garage with up and over door, power, and lighting is present to the side aspect; granting access to the office. Driveway parking suitable for three vehicles is also present to the front.

**External Office**

15'5" x 9'2" (4.7m x 2.8m)

Two Velux windows to side aspect, feature circular window to front aspect, access to eaves storage, two commercial ceiling mounted light fixtures, various power points.

**Additional Information**

The property is heated by an oil fired central heating system.

