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Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

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

HARMANS YARD, DUNMOW, ESSEX, CM6 1AS

£435,000



HARMANS YARD
DUNMOW
ESSEX
CM6 1AS

Nestled in the heart of Great Dunmow, this charming mid-terrace house at Harmans Yard presents an excellent opportunity for those seeking a comfortable and modern living space. The property features three well-proportioned bedrooms and a thoughtfully designed layout spread across three floors, making it ideal for families or professionals alike.

Upon entering, you are welcomed into a entrance hall that leads to a bright and airy lounge/dining room, perfect for entertaining guests or enjoying family time. The contemporary kitchen is conveniently located adjacent to the dining area, ensuring that meal preparation is both practical and enjoyable. A cloakroom on the ground floor adds to the convenience of this lovely home.

The first floor hosts two inviting bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will discover a generous double bedroom that occupies the entire space, offering a private retreat for relaxation.

Outside, the property features a low-maintenance South Facing rear garden, providing a tranquil outdoor space for unwinding or hosting summer gatherings. Additionally, the allocated parking for two vehicles ensures that you will never have to worry about finding a space in this peaceful complex.

With its prime location in a thriving market town, this property is not only a delightful home but also a gateway to the vibrant community of Great Dunmow.



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.



- Three Bedrooms
- Town House
- Allocated Parking For Two Vehicles
- Low Maintenance South Facing Rear Garden
- Quiet Town Centre Location
- Open Plan Modern Living Layout
- Entrance Hall & Cloakroom
- Family Bathroom
- Ideal Position For Local Amenities
- Viewing Advised

Entrance Hall

Radiator with cover, wood effect flooring, power points, stairs rising to the first floor landing, doors to.

Cloakroom

Double glazed opaque window to front aspect, W.C, wash hand basin, radiator, wood effect flooring, part tiled walls.

Lounge/Dining Room

15' 5" x 14' 5" (4.70m x 4.39m) Double glazed window to rear aspect, double glazed French doors leading to the rear garden, wood effect flooring, radiator, power points, T.V point, understairs storage cupboard, opening to.

Kitchen

9'1" x 6' (2.77m x 1.83m)

9'1" x 6' (2.77m x 1.83m) Double glazed window to front aspect, base and eye level units with Granite working surfaces over & breakfast bar area, inset sink with drainer unit & mixer taps, inset oven, five ring gas hob with extractor over, integrated fridge/freezer, integrated washer, dryer, inset spotlights, power points, part tiled walls, feature lighting, tiled flooring.

First Floor Landing

radiator, power points, stairs rising to the first floor landing, doors to.

Bedroom One

14' 5" x 9' 8" (4.39m x 2.95m) Two windows to rear aspect, radiator, power points, T.V point.

Bedroom Three

14' 5" x 8' 1" (4.39m x 2.46m) Window to front aspect, radiator, power points.

Family Bathroom

Enclosed P-Bath with mixer taps & shower attachment, separate shower over with rainfall head & concealed taps, W.C, wash hand basin with mixer taps, heated towel rail, fully tiled, inset spotlights, extractor fan.





Second Floor Landing

Door to.

Bedroom Two

14' 5" x 11' 0" (4.39m x 3.35m) Double glazed window to front aspect, Velux window to rear aspect, radiator, power points, built-in single wardrobe.

Driveway Parking

To the front of the property is a block paved driveway providing parking for two vehicles.

Garden

To the rear of the property is a patio area leading to the remainder artificial lawn fully enclosed by timber fencing with timber storage shed.

Town Summary

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned “Doctors Pond” at Talberds Ley. Some of Great Dunmow’s facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop’s Stortford. The town is well known for its four-yearly ritual of the "Flitch Trials", famously mentioned in Chaucer’s The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flitch of bacon.

