

## DANIEL BREWER

Bringing People and Property Together

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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.

### 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.

Daniel Brewer

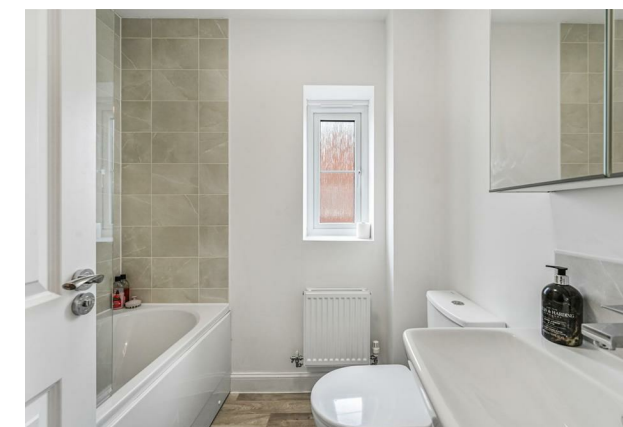
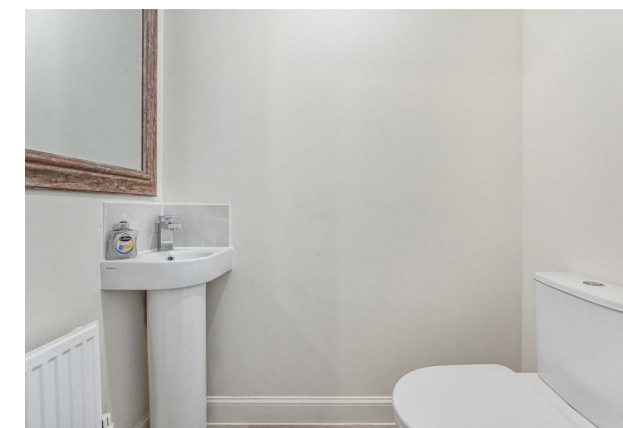
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## MOORHEN ROAD, DUNMOW

### OFFERS OVER £400,000



## MOORHEN ROAD DUNMOW

Located within walking distance to the town centre, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three/four well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

On the ground floor the house boasts an open plan kitchen/dining room, a study/bedroom four, cloakroom and an entrance hall. On the first floor is the principal bedroom with en-suite facilities and a living room. Finally on the second floor are two further bedrooms and a family bathroom.

Externally the property benefits from driveway parking for two vehicles and an enclosed rear garden. The location itself is a highlight, offering a friendly community atmosphere while being conveniently close to local amenities, children's park, schools, and transport links.





### Rear Garden

The rear garden is mainly lawn with a patio area directly to the rear of the property, a timber gate grants access to the driveway.

### Driveway Parking

Suitable for two vehicles.

- Semi-Detached Family Home
- Three/Four Bedrooms
- Open plan Kitchen/Dining/Family Room
- Study/Bedroom Four
- Living Room
- En-Suite & Family Bathroom
- Cloakroom
- Close To Local Amenities
- Enclosed Rear Garden
- Driveway Parking for Two Vehicles

### Entrance Hall

Entrance via door with window to front, stairs to first floor landing, access to storage cupboard, wall mounted radiators, Amtico flooring, ceiling mounted light fixtures, various power points, doors leading to:-

### Open Plan Kitchen Area

12'9" x 10'2" (3.9 x 3.1)  
Fitted with various base and eye level units with work surfaces over, one and half bowl sink and drainer unit, space for washer/dryer, integrated low level fan over, four ring gas hob with extractor fan over, integrated fridge freezer, integrated dishwasher, access to under stairs storage, Amtico flooring, inset spotlights, various power points.

### Lounge/Dining Area

12'9" x 9'10" (3.9 x 3.0)  
French Doors to rear aspect leading to rear garden,

### Study/Bedroom Four

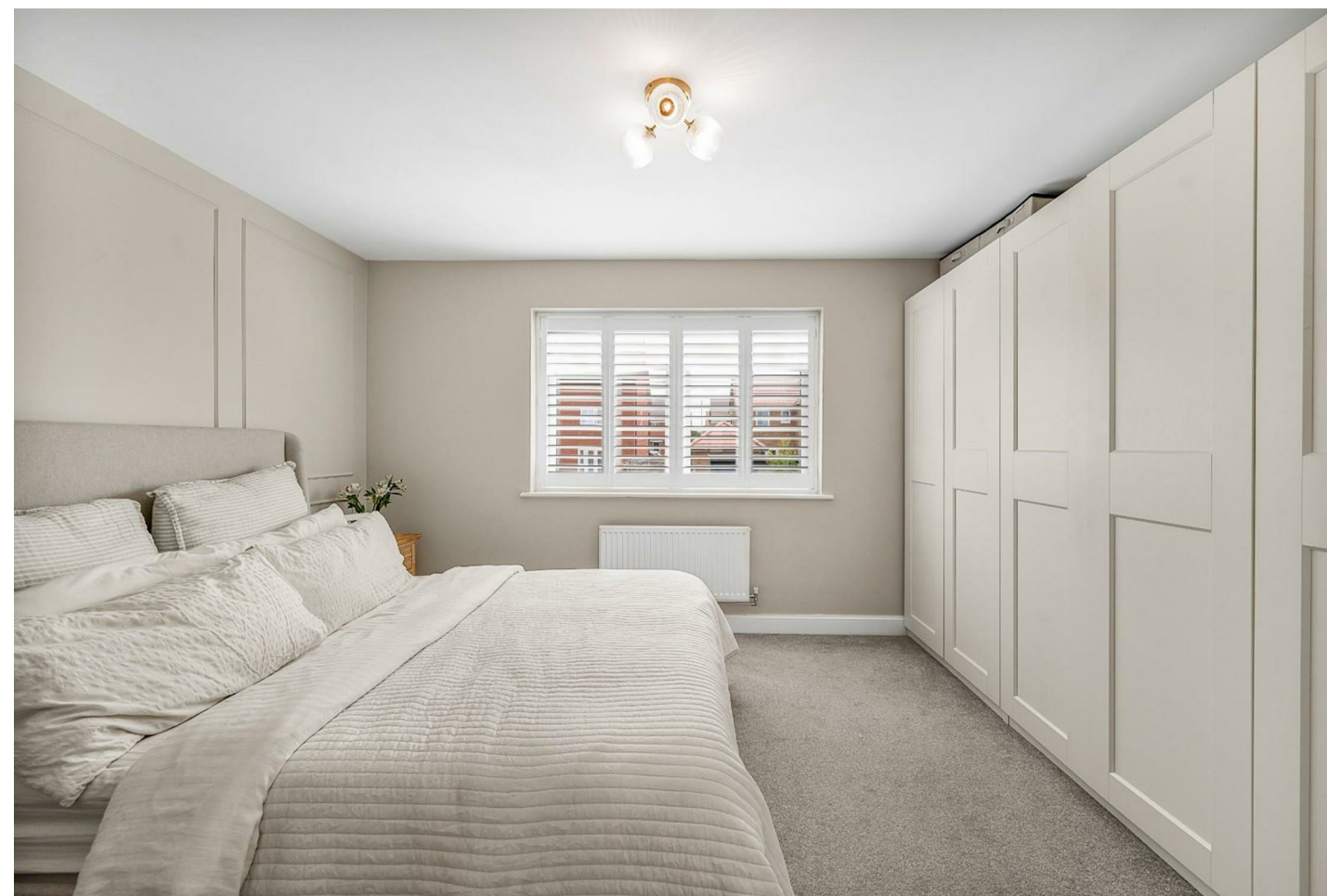
8'10" x 5'10" (2.7 x 1.8)  
Window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

### Cloakroom

Corner pedestal wash hand basin with mixer tap, low level WC, wall mounted radiator, Amtico flooring.

### First Floor Landing

Stairs rising to second floor, doors leading to:-





**Living Room**

12'9" x 12'1" (3.9 x 3.7)

Window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom One**

12'9" x 9'10" (3.9 x 3.0)

Window to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fitting, built in wardrobes, door leading to:-

**En-Suite**

Frosted window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, tile enclosed shower with sliding glass door, wall mounted radiator, laminate flooring, partially tiled walls, inset spotlights, extractor fan.

**Second Floor Landing**

Doors leading to:-

**Bedroom Two**

12'9" x 11'5" (3.9 x 3.5)

Window to rear aspect, built-in wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Bedroom Three**

13'1" x 9'2" (4.0 x 2.8)

Dormer window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

**Family Bathroom**

Frosted window to side aspect, three-piece suite, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath, mixer tap and shower attachment, inset spotlights, extractor fan.

