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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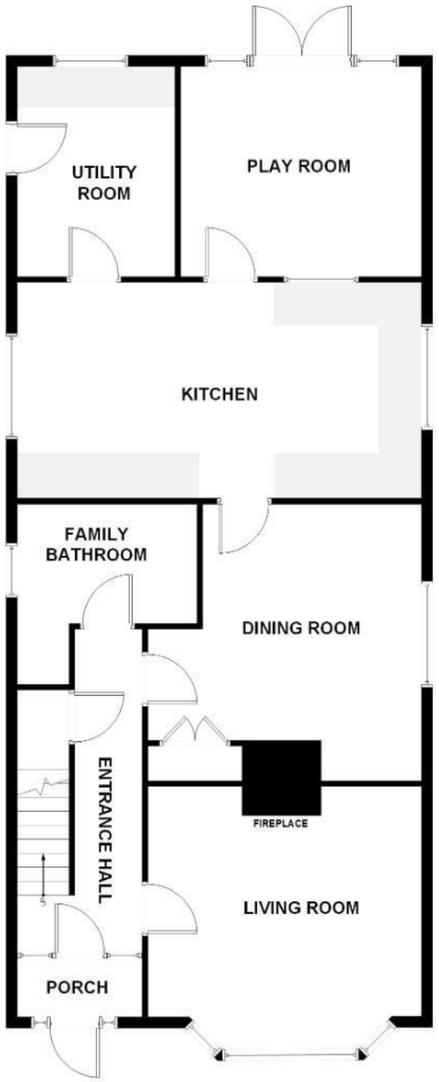
ONGAR ROAD, DUNMOW

OFFERS OVER £475,000

ONGAR ROAD
DUNMOW

*** NO ONWARD CHAIN *** Daniel Brewer are excited to present this detached three bedroom family home, situated a walking distance from Great Dunmow town centre. The property ground floor comprises: Entrance Porch, Entrance Hall, Family Bathroom, Living Room, Dining Room, Kitchen, Utility Room and Play Room. On the first floor are two double bedrooms, a single bedroom and a family bathroom. Externally the property offers driveway parking for four vehicles, and a fully enclosed rear garden.



GROUND FLOOR

FIRST FLOOR

Total Approx. Floor Area: 1450 Sq. Ft.

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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.

Rear Garden
The rear garden is accessed via a pedestrian side gate and offers a generous, well-maintained lawn bordered by a variety of mature trees, shrubs, and planting. A paved patio area provides space for outdoor seating and entertaining, while a timber effect shed at the far end offers practical storage. The garden is fully enclosed by wooden panel fencing and established hedging, offering a good degree of privacy.

- **Detached Family Home**
- **Two double bedrooms**
- **Kitchen & Separate Dining Room**
- **Utility Room**
- **Play Room**
- **Shower Room & Family Bathroom**
- **Entrance Porch & Entrance Hall.**
- **Driveway Parking for Three/Four Vehicles**
- **Enclosed Rear Garden**
- **Walking Distance to Town Center**

Entrance Porch/Boot Room
5'10" x 2'11" (1.8m x 0.9m)
Entrance via composite front door with frosted double glazed windows to front aspects, panelled tilled flooring. Timber door to: Entrance Hall.

Entrance Hall
16'0" x 5'10" (4.9m x 1.8m)
Stairs to first floor landing, access to under stairs storage, access to utility box, wood laminate flooring, ADSL internet line in. Doors to: Family Bathroom, Living Room, Dining Room.

Living Room
12'9" x 10'9" (3.9m x 3.3m)
Double glazed UPVC bay window to front aspect, flued log burner, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, various power points.

Family Bathroom
Double glazed UPVC window to side aspect, four-piece suite, low level WC, pedestal wash hand basin with mixer tap, panel enclosed UPVC bath, tile enclosed electric power shower with glass door, wall mounted radiator, partially tiled walls, tiled floors, inset spotlights, extractor fan,

Dining Room
13'1" x 13'1" (4.0m x 4.0m)
Double glazed UPVC window to side aspect, access to storage cupboards, feature timber wall with terracotta hearth and electric feature fireplace, wall mounted radiator, oak flooring, ceiling mounted light fixture, various power points. Opening to: Kitchen.

Kitchen
19'0" x 9'10" (5.8m x 3.0m)
Double glazed UPVC windows to side aspects, various base and eye level units with granite effect work surfaces over, one and a half unit stainless steel sink with mixer tap, space for dish washer, double oven with four ring electric hob, integrated bench seating area, wall mounted radiator, vinyl flooring, ceiling mounted light fixtures, various power points. Opening to: Utility Room. Door to: Playroom.

Utility Room
10'2" x 6'10" (3.1m x 2.1m)
Double glazed UPVC window to rear aspect, double glazed UPVC door to side, base level units with space for washing machine & drier, space for American style fridge freezer, wall mounted radiator, tiled flooring, inset spotlights, various power points.

Playroom
11'5" x 10'2" (3.5m x 3.1m)
Double glazed UPVC windows & French doors to rear aspect, serving hatch from kitchen, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, various power points.

First Floor Landing
Double glazed frosted UPVC windows to side aspect, timber stairway, post and rail bannister, access to loft, access to airing cupboard, eaves storage, laminate tile & carpeted flooring, inset spotlights. Doors to: Bedrooms & Shower Room.

Bedroom Two
12'5" x 10'9" (3.8m x 3.3m)
Double glazed UPVC window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
11'5" x 7'2" (3.5m x 2.2m)
Double glazed UPVC dormer frosted window to side aspect, eaves storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Shower Room
Three-piece suite, low level WC, vanity wash hand basin with circular basin and mixer tap, electric power shower with sliding glass door, wall mounted heated towel rail, electric mirror, tiled flooring, inset spotlights, extractor fan,

Principal Bedroom
15'5" x 12'5" (4.7m x 3.8m)
Double glazed UPVC window to rear aspect, double glazed UPVC frosted dormer window to side aspect, integrated wardrobes, wood wall panelling, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Driveway Parking
Block paved driveway parking for three/four vehicles.