

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.

COUNTING HOUSE LANE, DUNMOW

£425,000



COUNTING HOUSE LANE DUNMOW

Daniel Brewer are pleased to market this three bedroom detached family home located down a quiet cul-de-sac backing onto playing fields and within walking distance to the town centre. In brief the accommodation on ground floor comprises:- Entrance hall, lounge, kitchen/dining room and cloakroom. On the first floor are three bedrooms and a family bathroom. Externally there is a secluded rear garden, single garage and driveway parking.

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. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.





- **Three Bedroom Detached Family Home**
- **Kitchen/Dining Room**
- **Living Room**
- **Family Bathroom & Cloakroom**
- **Secluded Rear Garden Backing Onto Playing Fields**
- **Single Garage**
- **Driveway Parking**
- **Quiet Cul-De-Sac Location**
- **Walking Distance To Town Centre**

Entrance Hall

Entered via front door, understairs storage cupboard, radiator, power points, stairs rising to first floor landing, doors to.

Cloakroom

Opaque window to side aspect, wash hand basin, W.C, radiator, extractor fan.

Kitchen/Diner

14'7" x 10'0" (4.47 x 3.07)

Window to rear aspect, base and eye level units with working surface over, space for freestanding cooker with extractor above, one and half bowl sink with drainer unit, space for dishwasher, space for washing machine, space for fridge/freezer, inset spotlights, power

points, radiator, wood laminate flooring, door to rear garden.

Living Room

16'2" x 11'6" (4.93 x 3.51)

Window to front aspect, window to rear aspect, partly glazed door to rear aspect leading to rear garden, to radiators.

First Floor Landing

Window to front aspect, door to airing, door to storage cupboard, doors leading:-

Bedroom One

12'0" x 9'4" (3.68m x 2.87)

Two windows to rear aspect, power points, radiator.





Bedroom Two

11'6" x 9'3" (3.51 x 2.82)
Window to rear aspect, power points, radiator.

Bedroom Three

9'3" x 6'2" (2.82 x 1.88)
Window to front aspect, radiator, power points.

Family Bathroom

Opaque window to front aspect, fully tiled, enclosed bath with mixer taps & shower attachment, wash hand basin with pedestal, W.C, extractor fan.

Rear Garden

To the rear is a paved patio area with an additional decking area leading to the remainder lawn backing onto playing

fields. The garden further benefits from an outside water tap and a timber gate to the side.

Single Garage

With up and over door, power and lighting.

Driveway Parking

Suitable for one vehicle.

