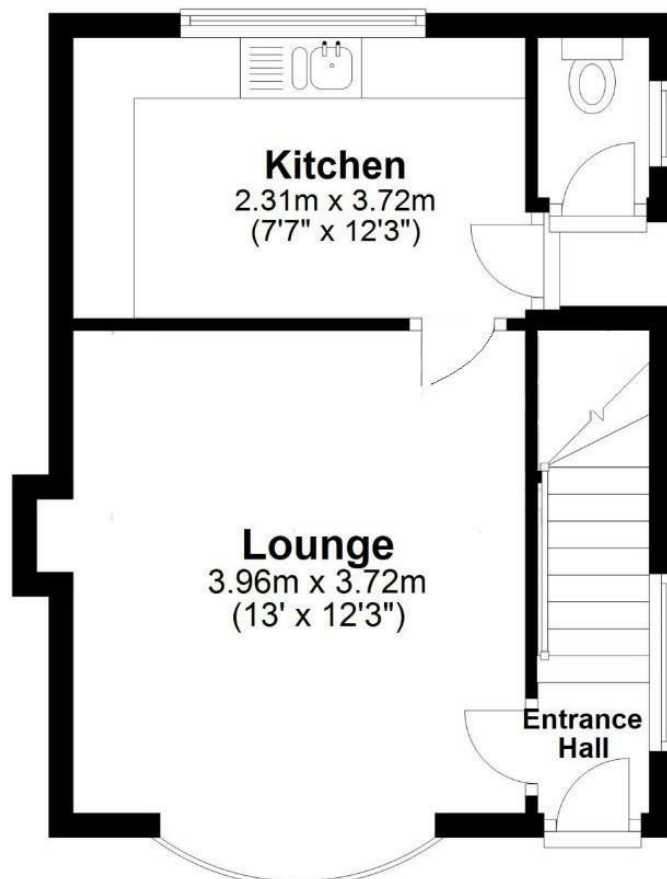


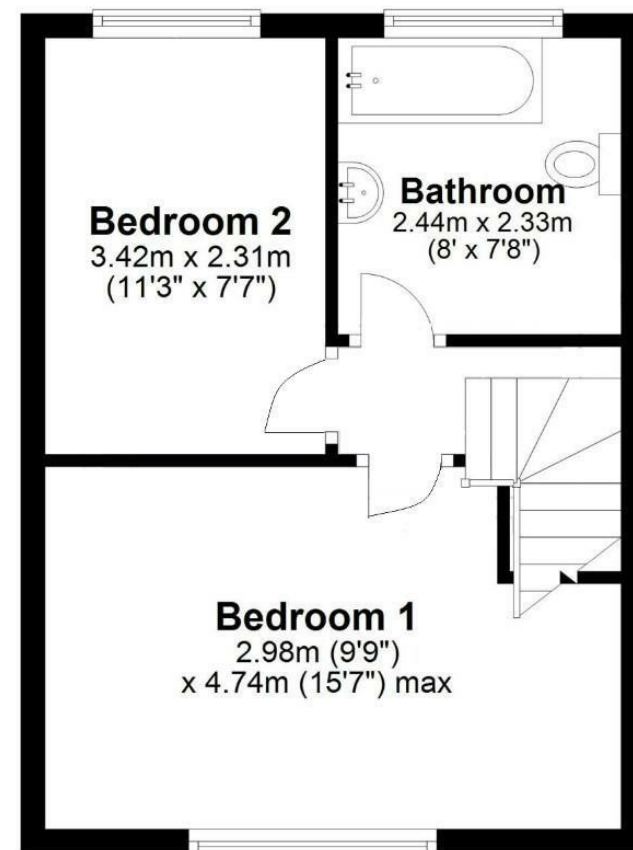
Ground Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



Total area: approx. 60.2 sq. metres (648.5 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

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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THE AVENUE, DUNMOW

OFFERS OVER £350,000



THE AVENUE DUNMOW

Daniel Brewer are pleased to market this spacious two double bedroom semi-detached property located down one of Dunmow's most desirable tree lined roads within walking distance to the town centre. In brief the accommodation on the ground floor comprises:- entrance hall, living room and a kitchen. Just outside the kitchen is an outside toilet (not connected) and further brick storage cupboard. These could be incorporated into the kitchen if required (subject to consent). On the first floor there are two double bedrooms and a generous family bathroom. Externally the property benefits from driveway parking for two vehicles and a large rear garden. ***POTENTIAL TO EXTEND 'STP'***

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.





- **Two Double Bedroom Semi-Detached Property**
- **Desirable Tree Lined Residential Road**
- **Walking Distance To Town Centre**
- **Generous Rear Garden**
- **Driveway Parking For Two Vehicles**
- **Living Room**
- **Kitchen**
- **Spacious Family Bathroom**
- **Potential To extend 'STP'**

Entrance Hall

Entered via front door, window to side aspect, stairs rising to first floor landing, door leading to:-

Living Room

12'11" x 12'2" (3.96 x 3.72)

Bay window to front aspect, door leading to:-

Kitchen

12'2" x 7'6" (3.72 x 2.31)

Window to rear aspect, door to side aspect leading to rear garden, range of eye and base level units with working surface over, inset sink and drainer unit with mixer tap over, integrated fridge/freezer, space for washing machine, integrated oven & grill, inset four ring electric hob with extractor fan over. Just outside the kitchen is an outside toilet (not connected) and further brick storage cupboard. These could be incorporated into the kitchen if required (subject to consent).

First Floor Landing

Doors leading to:-

Bedroom One

15'6" x 9'9" (4.74 x 2.98)

Window to front aspect.

Bedroom Two

11'2" x 7'6" (3.42 x 2.31)

Family Bathroom

8'0" x 7'7" (2.44 x 2.33)

Window to rear aspect, fitted with a panel enclosed bath with wall mounted shower attachment and glass screen, wash hand basin with vanity unit, low level W.C, wall mounted newly fitted Combi boiler, wall mounted heated towel rail.

Rear Garden

The rear garden is a great size and made up of mainly lawn with a timber shed for storage. Extensions to the property would still leave a fantastic size garden with potential to build an outbuilding for home office/gym.

Driveway Parking

Suitable for two vehicles.

