

# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

WILLOW ROAD, DUNMOW, ESSEX, CM6 1ZG  
OFFERS OVER £400,000



**WILLOW ROAD  
DUNMOW  
ESSEX  
CM6 1ZG**

\*\*\*No Onward Chain\*\*\* Located on the award winning "Woodlands Park" development in the thriving market town of Great Dunmow is this extended three bedroom semi-detached family home. The ground floor accommodation comprises:- living room, kitchen/breakfast room, playroom/dining room, cloakroom and entrance hall. On the first floor are three bedrooms with en-suite facilities to the principal bedroom and a family bathroom. Externally the property benefits from a secluded rear garden, driveway parking and a converted single garage with the front left for storage.



GROUND FLOOR  
APPROX. FLOOR  
AREA 641 SQ.FT.  
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.1 SQ.M.)  
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1ST FLOOR  
APPROX. FLOOR  
AREA 480 SQ.FT.  
(44.5 SQ.M.)



#### Converted Single Garage With Driveway Parking

To the side of the property is a single garage which has been mostly converted into a playroom/dining room. The front remains for storage with a up & over door. To the front of the garage is a block paved driveway providing parking for one vehicle.

#### 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.

- Three Bedrooms
- Semi-Detached Family Home
- Partly Converted Single Garage With Storage Area
- Driveway Parking
- Secluded Rear Garden
- No Onward Chain
- Two Receptions
- Kitchen/Breakfast Room
- Cloakroom & Entrance Hall
- Family Bathroom & En-Suite

#### Entrance Hall

Entered via a partly glazed front door, stairs rising to first floor landing, radiator, bespoke under stairs storage, solid wooden flooring, various power points, doors leading to:-

#### Cloakroom

Opaque window to side aspect, wash hand basin with vanity unit and mixer tap over, low level W.C, partly tiled walls, fully tiled flooring, radiator.

#### Living Room

17'9 x 11 (5.41m x 3.35m) Bay window to front aspect, feature gas fireplace, solid wooden flooring, T.V point, telephone point, various power points, radiator.

#### Kitchen/Breakfast Room

11'8 x 18'7 (3.56m x 5.66m) Two windows to rear aspect, partly glazed door to rear aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink with drainer unit and mixer tap over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, integrated oven & grill, partly tiled walls, fully tiled flooring, under stair storage cupboard, various inset spotlights, various power points, opening leading to:-

#### Playroom/Dining Room

13'7 x 8'3 (4.14m x 2.51m) French doors to side aspect leading to rear garden, fully tiled flooring, ceiling mounted light fitting, various power points, radiator, T.V point, access to loft, various inset spotlights.

#### First Floor Landing

Window to side aspect, various power points, door to airing cupboard, doors leading to:-





#### **Principal Bedroom**

11'9 x 11'6 (3.58m x 3.51m) Bay window to front aspect, range of bespoke wardrobes, T.V point, various power points, radiator, door leading to:-

#### **En-Suite**

Fitted with a three piece suite comprising fully tiled shower cubicle with wall mounted shower and glass enclosure, low level W.C, wash hand basin with pedestal, fully tiled walls, fully tiled flooring, heated towel rail, extractor fan.

#### **Bedroom Two**

11'6 x 11'1 (3.51m x 3.38m) Window to rear aspect, various power points, T.V point, radiator.

#### **Bedroom Three**

8'6 x 7'4 (2.59m x 2.24m) Window to rear aspect, various power points, T.V point, radiator.

#### **Family Bathroom**

Fitted with a three piece suite comprising panel enclosed bath with mixer tap over, low level W.C, wash hand basin with pedestal, partly tiled walls, fully tiled flooring, radiator, extractor fan.

#### **Garden**

To the rear of the property is a patio area leading to an artificial lawn with mature shrubs and a timber shed.

