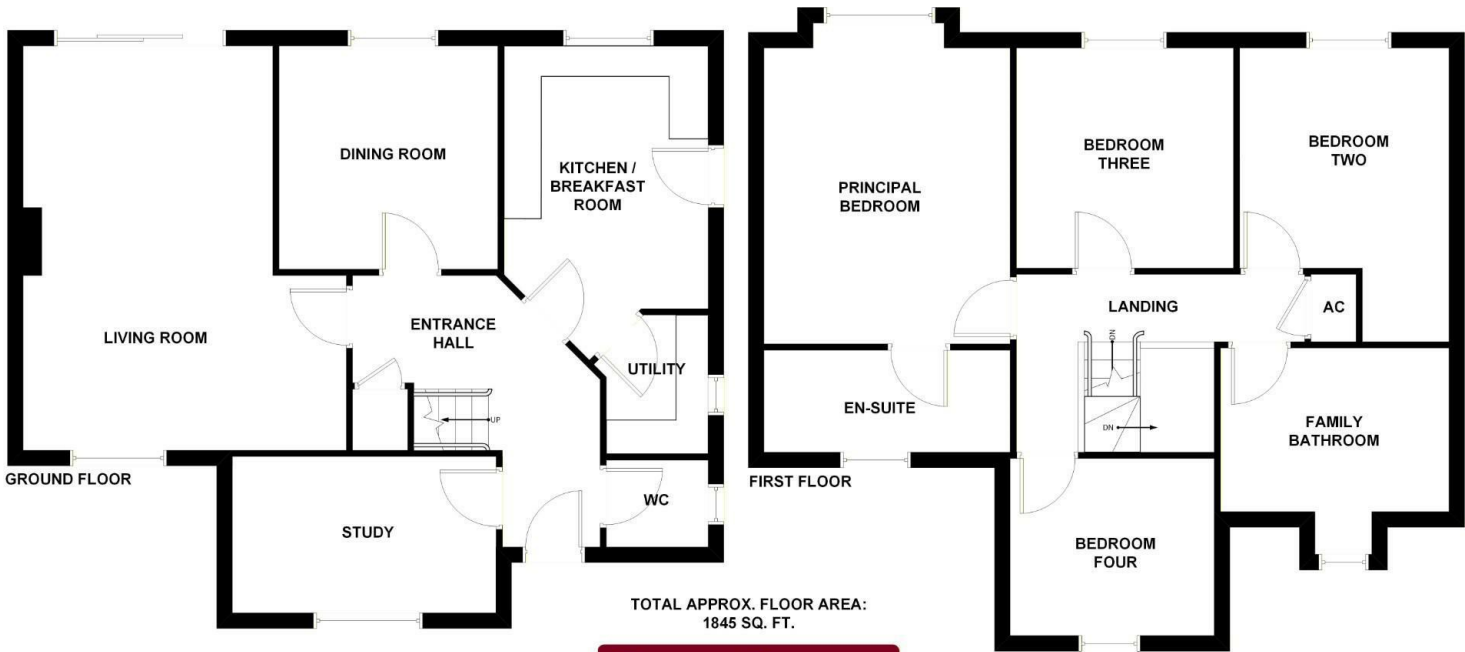




TOTAL APPROX. FLOOR AREA:
1845 SQ. FT.

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.



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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HIGH MEADOW, DUNMOW, ESSEX, CM6 1UG

GUIDE PRICE £675,000



HIGH MEADOW
DUNMOW
ESSEX
CM6 1UG

Nestled in the charming area of High Meadow, Dunmow, this splendid detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a tranquil setting.

As you enter, you are greeted by a bright and airy hallway that leads to a generous living area, perfect for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary adventures, and is just next door to a dining area, making it an excellent spot for family meals or gatherings with friends.

The four bedrooms are thoughtfully designed, offering plenty of natural light and space for personalisation. Each room provides a peaceful retreat, ensuring restful nights for all family members. The property also boasts well-maintained gardens, providing a lovely outdoor space for children to play or for hosting summer barbecues.

High Meadow is a desirable location, known for its community spirit and proximity to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it a convenient choice for families.





Family Bathroom
Double glazed timber Dormer window to front aspect, low level WC, four-piece suite, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, elevated cubical shower with glass door, wall mounted radiator, partially tiled walls, carpeted flooring, ceiling mounted light fixture.

Double Garage & Parking
Double garage, block paved driveway parking for two vehicles.

Gardens
Large rear garden on incline, with side gated pedestrian access, an entertaining patio area to the rear of the property, a further timber pergola seating area, various mature bushes and shrubs, all enclosed by timber panel fencing, To the front of the property is a porch and a retaining hedgeline.

Additional Information
Fibre to the cabinet internet, stairlift not included.

- **Four Bedroom Detached Family Home**
- **Kitchen**
- **Living Room & Separate Dining Room**
- **Study**
- **Utility Room & WC**
- **Family Bathroom & En-Suite**
- **Generous Rear Garden**
- **Driveway Parking For Two Vehicles**
- **Double Garage**
- **Walking Distance To The Town Centre**

Entrance Hall
13'1" x 9'2" (4.0m x 2.8m)
UPVC door to front aspect, double glazed UPVC windows to front aspect, carpeted stairs to first floor landing, access to understairs storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Doors to: WC, Study, Living Room, Dining Room, Kitchen

Living Room
21'3" x 13'1" (6.5m x 4.0m)
Double glazed timber windows to front aspect, aluminium sliding double glazed doors to rear aspect, gas feature fireplace with wooden mantel piece, wall mounted radiators, carpeted flooring, ceiling mounted light fixtures, various power points, TV point.

Dining Room
11'9" x 11'5" (3.6m x 3.5m)
Double glazed timber window to rear aspect, space for dining table, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Kitchen
16'0" x 10'9" (4.9m x 3.3m)
Double glazed timber windows to rear, double glazed timber door to side aspect, various base and eye level units with worksurfaces over, space for dishwasher, space for low level fridge/freezer, space for full height fridge/freezer, electric integrated NEF fan over, four ring BOSCH gas hob, one and a half unit sink with mixer tap and drainer unit, splashback tiling, wall mounted radiator, panel tiled flooring, ceiling mounted light fixture, various power points. Door to: Utility Room.

Utility Room
7'2" x 5'2" (2.2m x 1.6m)
Double glazed timber window to side aspect, access to gas boiler, various base and eye level units with worksurfaces over, single unit stainless steel sink with mixer tap and drainer unit, space for washing machine & separate tumble drier, splashback tilling, panel tiled flooring, ceiling mounted light fixture, various power points.

Cloakroom
Double glazed frosted timber window to side aspect, low level WC, pedestal wash hand basin with mixer tap and splashback tiling, wall mounted radiator, panel tiled flooring, ceiling mounted light fixture.





Study
10'9" x 8'2" (3.3m x 2.5m)
Double glazed timber window to front aspect, fibre to the cabinet internet, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, TV point.

First Floor Landing
13'9" x 9'2" (4.2m x 2.8m)
Carpeted stairway with varnished timber banister, varnished timber balustrade, access to loft area, access to airing cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedrooms, Family Bathroom.

Principal Bedroom
21'3" x 12'9" (6.5m x 3.9m)
Bay window to rear aspect, fitted wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Door to: En-Suite.

En-Suite
Frosted double glazed timber window to front aspect, five-piece suite, low level WC, panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, bidet with mixer tap, elevated cubical shower with glass door, wall mounted radiator, carpeted flooring, ceiling mounted light fixture,

Bedroom Two
15'5" x 11'9" (4.7m x 3.6m)
Double glazed timber window to rear aspect, fitted wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
11'9" x 11'5" (3.6m x 3.5m)
Double glazed timber window to rear aspect, fitted wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Four
10'9" x 8'6" (3.3m x 2.6m)
Double glazed timber window to frontaspect, fitted wardrobes, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

