



**TOTAL APPROX. FLOOR
AREA: 520 SQ. FT.**



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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CHURCH END, DUNMOW
OFFERS OVER £300,000



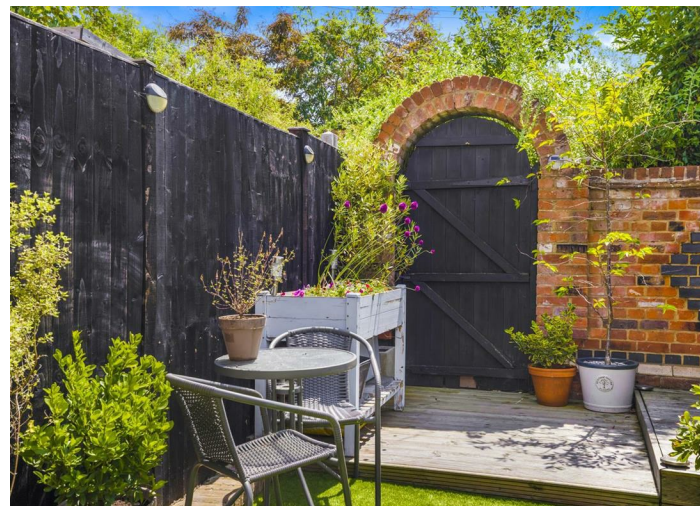
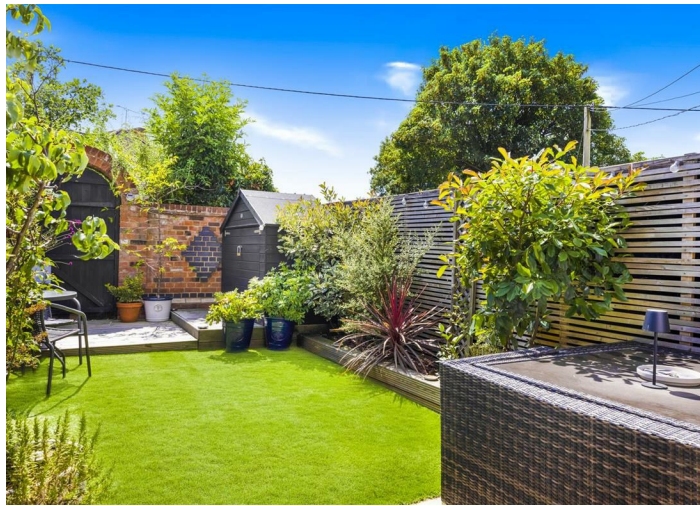
CHURCH END DUNMOW

Daniel Brewer are delighted to offer this beautifully presented two-bedroom Grade II listed character cottage, ideally positioned within easy reach of local amenities, close to the local park and just moments from the riverside.

This charming mid-terrace cottage has been recently renovated to a high standard, blending traditional character features with stylish modern finishes and everyday comforts. The ground floor accommodation comprises a welcoming living room, a contemporary kitchen, rear lobby and family bathroom. To the first floor, there are two well-proportioned double bedrooms.

Externally, the property enjoys a secluded rear garden, providing a lovely private outdoor space, along with driveway parking for two vehicles. With its attractive character, modern interior and desirable setting near green space and the river, this cottage offers a wonderful blend of charm, convenience and lifestyle appeal.





Driveway Parking

To the front of the property there is a shingle driveway suitable for two vehicles with new raised flower beds.

Local Area

Great Dunmow is a vibrant market town offering a range of independent shops, restaurants, pubs and local amenities, including leisure facilities, supermarkets, parks and well-regarded schools. The town benefits from excellent transport links to Stansted Airport, Chelmsford and Bishop's Stortford, while retaining plenty of historic charm, including the well-known Doctors Pond. Great Dunmow is also famous for its historic four-yearly Flich Trials, a local tradition referenced in Chaucer's *The Canterbury Tales*.

- **Two Double Bedrooms**
- **Terrace Cottage**
- **Refurbished By The Current Owners**
- **Lounge**
- **Kitchen**
- **Grade II listed**
- **Family Bathroom**
- **Secluded Rear Garden**
- **Driveway Parking For Two Vehicles**
- **Walking Distance To Town Centre**

Living Room

11'10 x 10'3 (3.61m x 3.12m)

Via a partly glazed front door:- Sash window to front aspect, exposed timber, red brick fireplace and hearth fitted with a log burner effect gas stove, oak Bresummer, wooden flooring, various power outlets, radiator, smoke detector, built in storage cupboard. Door leading to:-

Kitchen

12' x 9' (3.66m x 2.74m)

Fitted with a range of eye and base level units with solid oak working surfaces over, tiled splash backs, inset composite sink, inset electric hob with extractor over, single oven and grill. Exposed brickwork, wooden flooring, ceiling light point, wall mounted radiator, smoke detector, various power points, window to rear aspect. Stairs rising to the first floor accommodation. Opening to :-

Rear Lobby

Wooden flooring, ceiling light point, cupboard housing wall mounted boiler, plumbing for washing machine. Window to side aspect, partly glazed door to side aspect leading to rear garden, Door leading to: Bathroom.





Bathroom

Fully porcelain tiled and fitted with a three piece suite comprising:- Glazed shower enclosure with chrome attachments, low level WC, vanity mounted wash hand basin with storage beneath. Amtico wood effect flooring, inset down lighters, opaque window to rear aspect.

Bedroom One

12 x 10'6 (3.66m x 3.20m)

Sash window to front aspect, carpeted flooring, ceiling light point, various power outlets.

Bedroom Two

9'2 x 9'9 (2.79m x 2.97m)

Window to rear aspect, carpeted flooring, ceiling light point, various power outlets.

Rear Garden

The rear garden is low maintenance and is made up of a patio area perfect for entertaining with sleeper enclosed flower beds that continue to the foot of the garden to a timber decking area with a timber shed and a gate that grants access out the back of the garden.

