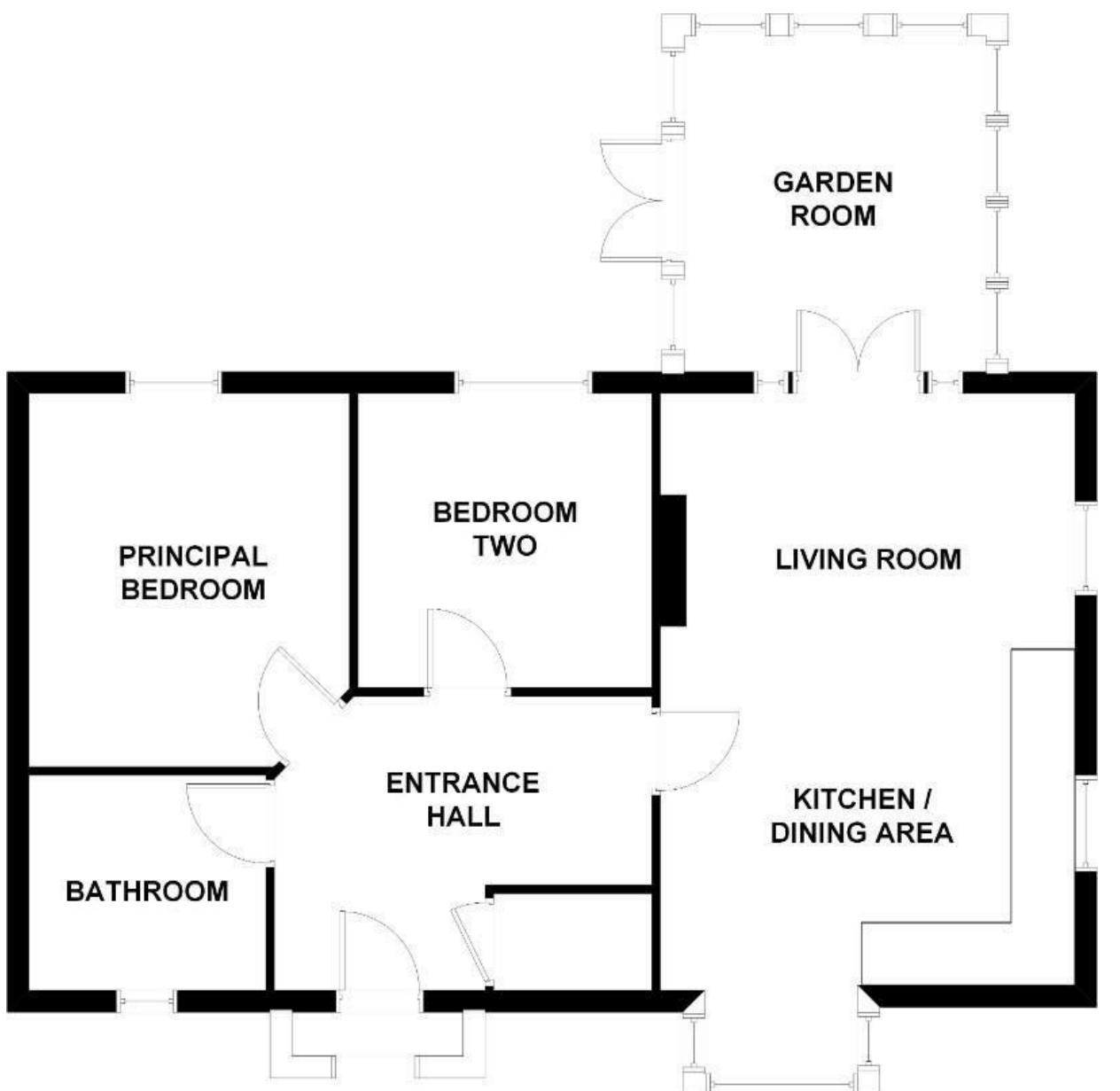


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DANIEL BREWER

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.

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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.

OWERS PLACE, HIGH RODING, DUNMOW
OFFERS IN THE REGION OF £499,999



OWERS PLACE HIGH RODING DUNMOW

Daniel Brewer are pleased to market this modern two double bedroom bungalow style home located in the sought after village of 'High Roding'. Accommodation is found on a single floor comprising: entrance hall, shower room, family bathroom, two double bedrooms, and an open plan kitchen/living/dining room. The property benefits from underfloor heating through and external has a enclosed rear garden & carport parking for two vehicles.





- Two Double Bedrooms
- Link-Detached Bungalow
- Open Plan Kitchen/Living/Dining Area
- Family Bathroom & Shower Room
- Entrance Hall
- Underfloor Heating Throughout
- Enclosed Rear Garden
- Carport Parking for Two Vehicles
- Desirable Village Location
- Well Presented Throughout

Entrance Hall

13'5" x 10'5" (4.1m x 3.2m)

UPVC frosted door to front aspect, access to storage/airing cupboard, access to loft, access to fuse box & underfloor heating manifold, underfloor heating, tiled flooring, inset spotlights, various power points. Door to: Family Bathroom, Bedrooms, Shower Room, Living/Kitchen Area.

Kitchen Area

11'1" x 15'1" (3.4m x 4.6m)

Square bay double glazed UPVC window to front aspect, various base and eye level units with granite worksurface's over, four ring NEF induction hob with extractor fan overhead, NEFF microwave oven, NEFF fan oven, inset one and a half unit stainless steel sink with mixer tap, integrated fridge freezer, island unit with breakfast bar seating for three people, integrated dishwasher, integrated washing machine, feature low level lighting, underfloor heating, tiled flooring, feature ceiling mounted light fixture, inset spotlight, various power points.

Living Area

15'1" x 9'2" (4.6m x 2.8m)

Double glazed UPVC window to side aspect, log burner, underfloor heating, tiled flooring, inset spotlights, various power points, TV point.

Dining Area

11'9" x 10'5" (3.6m x 3.2m)

Double glazed UPVC bi-folding doors to the garden, double glazed UPVC windows to various aspects, space for dining table, underfloor heating, tiled flooring, feature ceiling mounted light fixture, various power points.

Principal Bedroom

13'5" x 11'5" (4.1m x 3.5m)

Double glazed UPVC window to rear aspect, range of surrounding wardrobes, underfloor heating, tiled flooring, inset spotlights, various power points.

Bedroom Two

10'5" x 10'5" (3.2m x 3.2m)

Double glazed UPVC window to garden aspect, range of inbuilt wardrobes, underfloor heating, tiled flooring, inset spotlights, various power points.





Family Bathroom

Double glazed UPVC frosted window to front aspect, three-piece suite, low level WC, vanity wash hand basin with splashback tiling, low level storage & mixer tap, UPVC panel enclosed bath with mixer tap and shower attachments, wall mounted heated towel rail, underfloor heating, tiled flooring, inset spotlights, electric shaver port, extractor fan.

Gardens

The property features a lawned frontage with small shrubs and a brick-paved walkway leading to the front door with modern porch. The rear garden is enclosed and includes a stone-paved patio seating area, while to the side, there is a brick-paved seating area with wood panel fencing and gated access to the carport. The remainder of the garden is laid to lawn with surrounding flowerbeds, mature trees and shrubs.

Shower Room

Three-piece suite, low level WC, wall mounted wash hand basin with splashback tiling and mixer tap, tile enclosed shower with rainfall head, handheld attachment & sliding glass door, wall mounted heated towel rail, underfloor heating, tiled flooring, inset spotlights, shaver port, extractor fan.

Additional Information

Electric central heating, multi-zone underfloor heating throughout the whole property.

Carport Parking

Brick paved carport suitable for two vehicles.

