



1 BOLFORD STREET, THAXTED, DUNMOW
£2,950 PER MONTH

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Available August
- Detached Former Fire Engine House
- Generous Gardens
- Playroom/Office
- Luxury Bathroom & En-Suite
- Three Bedrooms
- High Standard Restoration
- Ample Driveway Parking
- Kitchen/Breakfast Room & Utility Room
- No CCJ's

****AVAILABLE AUGUST**** Located in the centre of the thriving historical market town of Thaxted is this stunning three bedroom detached former fire engine house which has been fully restored to the highest standard throughout. The ground floor accommodation comprises:- sitting room, dining room, playroom/office, kitchen/breakfast room, utility room and a luxury bathroom. On the first floor are two double bedrooms with en-suite facilities to the principal bedroom. On the second floor is a further bedroom. Externally the property benefits from a generous Southwest facing garden and driveway parking. No CCJ's.

Entrance Area

Solid wood flooring, inset spotlight, opening to.

Dining Room

14'8" x 12'7" (4.47m x 3.84m)

Feature open fireplace, Sash window to front aspect, solid wood flooring, inset spotlights, T.V point, power points, stairs rising to the first floor landing, opening to.

Office/Playroom

19'9" x 7'1" (6.02m x 2.16m)

Window to rear aspect, Velux window, wood panelled walls, solid wood flooring, radiator, power points.

Sitting Room

21' x 14'8" (6.40m x 4.47m)

Bay window to side aspect, Sash window to front aspect, Bi-folding doors to the rear aspect, feature fireplace, solid wood flooring, inset spotlights, two radiators, T.V point, power points.

Kitchen/Breakfast Room

21'3" x 11'8" (6.48m x 3.56m)

Velux window, bi-folding doors to the rear garden, base and eye level units with composite working surfaces over, Island with composite working surface over & breakfast bar area, inset sink with drainer unit, five ring induction hob with extractor over, two inset NEFF ovens, inset NEFF combi oven, inset wine cooler, integrated dishwasher, integrated fridge/freezer, two full height radiators, vaulted ceiling, solid wood flooring, power points, open to.

Inner Hallway

Inset spotlights, radiator, solid wood flooring, doors to.

Utility Room

Opaque window to side aspect, base level units with composite working surface over, inset sink with drainer unit, integrated washing machine, integrated tumble dryer, inset spotlights, solid wood flooring, wall mounted Valliant boiler.

Luxury Bathroom

Roof lantern, freestanding bath with sunken mixer taps, walk-in shower with rainfall head & additional attachment, wash hand basin with vanity unit below, W.C, inset spotlights, extractor fan, fully tiled.

First Floor Landing

Inset spotlights, power points, stairs rising to the second floor, doors to.

Principal Bedroom

17'6" x 11'4" (5.33m x 3.45m)

Sash window to front aspect, bay window to side aspect, two radiators, part vaulted ceiling, inset spotlights, T.V point, power points, door to.

En-Suite

Opaque window to side aspect, enclosed shower cubicle with glass enclosure, wash hand basin with vanity unit below, W.C, heated towel rail, inset spotlights, extractor fan, part tiled walls, tiled flooring.

Bedroom Two

11'10" x 10'6" (3.61m x 3.20m)

Windows to multiple aspects, built-in double wardrobe, radiator, inset spotlights, power points.

Second Floor Landing

Staircase to.

Bedroom Three

24'8" x 9' (7.52m x 2.74m)

Window to side aspect, radiator, inset spotlights, power points.

South West Facing Garden

To the rear of the property is a generous grey Sandstone patio area wrapping around the property with a complimentary pathway leading to a timber gate providing access to the shingle driveway. The remainder of the garden is lawn with a variety of mature shrubs & trees.

Driveway

To the side of the property is a shingle driveway providing parking for multiple vehicles.

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