

# 22 Deer Park View, Great Bardfield

Price £490,000







# Deer Park View Great Bardfield

A rare opportunity to purchase a high specification semi-detached house in a sought after position in the village, overlooking the green and with a south-facing garden and a car port.

## ENTRANCE HALL

With stairs rising to first floor landing and door to

## SITTING ROOM

A lovely bright room with attractive bay window to front, overlooking the green, and glazed doors to kitchen. Large understairs storage cupboard.

## CLOAKROOM

With white suite comprising WC and wash hand basin. Tiled flooring and radiator.

## KITCHEN/DINING ROOM

This lovely bright family room has a window and French doors opening onto the rear garden. There are a full range of high and low level units with integrated sink set under work surfaces, integrated appliances including oven, gas hob with extractor over and dishwasher. There is porcelain tiled flooring.

## UTILITY

Fitted with complete range of high and low level units and plumbing for washing machine with space for dryer. Stainless steel sink. Tiled floor.

## FIRST FLOOR LANDING

Doors to all bedrooms. Shelved airing cupboard.

## BEDROOM (1)

An attractive room with window to the front elevation. A range of fitted wardrobes with mirrored sliding doors, door to

## EN SUITE SHOWER ROOM

Obscured glazed window to the front. Bathroom suite comprising Power shower in fully tiled cubicle, WC, and hand basin set in a vanity unit, towel radiator. Tiled floor.



## BEDROOM (2)

A bright room with window to rear overlooking the garden.

## BEDROOM (3)

Another double bedroom with window to rear overlooking the garden.

## FAMILY BATHROOM

Attractive suite with bath and glazed screen in fully tiled surround, WC, wash hand basin in vanity unit. Window to side, towel radiator, tiled floor.

## OUTSIDE

**CAR PORT** with light and power connected. Parking for two cars on the driveway.

**PATIO** Immediately to the rear of the house there is a patio area which leads on to the lawn.

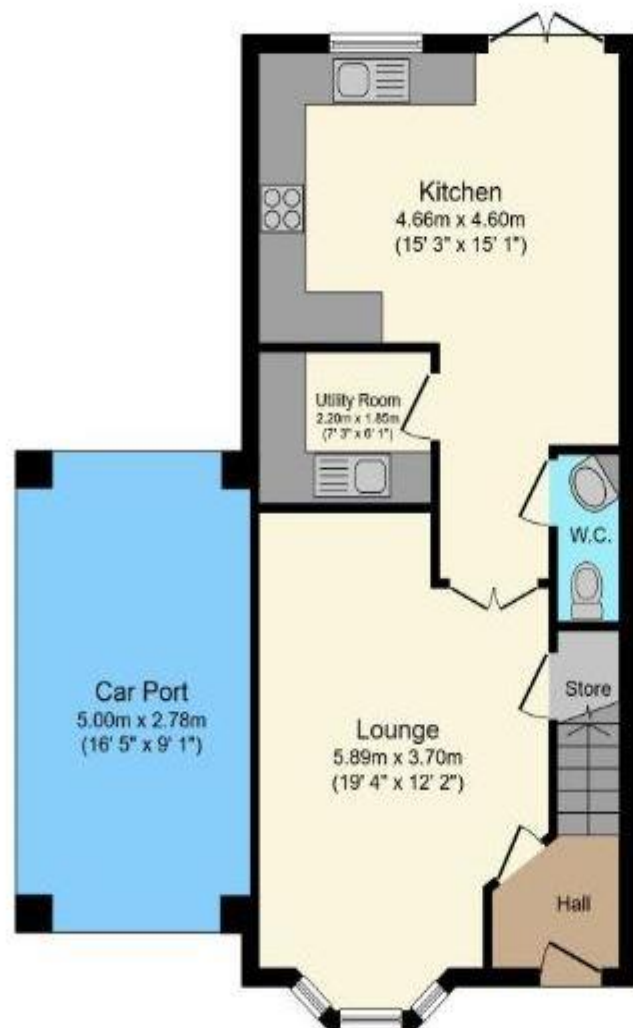
## SERVICES

This property is connected to mains water, electricity and Telecom telephones. Gas heating, mains drainage and CAT 6 cabling throughout.

Service charge approximately £450 per annum.

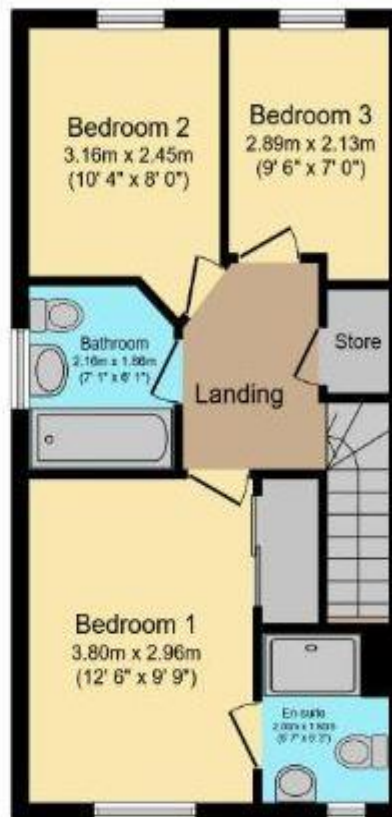
4 years NHBC remaining.





**Ground Floor**

Total floor area 106.8 sq.m. (1,149 sq.ft.) approx



**First Floor**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

