

# DANIEL BREWER

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**PARK STREET, THAXTED, DUNMOW**

**OFFERS OVER £400,000**





## PARK STREET THAXTED DUNMOW

Daniel Brewer are pleased to offer this three bedroom semi-detached home located within the historic market town of Thaxted. The property offers accommodation over two floors with the ground floor comprising: entrance hall, living room, dining room / lounge, kitchen, shower room, and utility / boot room. On the first floor are two double bedrooms with an en-suite to the principal bedroom, and a third bedroom / study. Externally the property offers side access/bin store, and an enclosed patio garden. Further more the property is offered with no onward chain.

The Medieval market town of Thaxted is steeped in history and retains an abundance of character to this day. The town boasts three public houses, various restaurants, a bakery, petrol station and various independent shops. Some of the beautiful landmarks Thaxted has to offer include the stunning Guild Hall, Thaxted Parish Church, and John Webbs Windmill. Thaxted is approximately seven miles from the popular town of Saffron Walden and approximately six miles from the bustling market town of Great Dunmow.



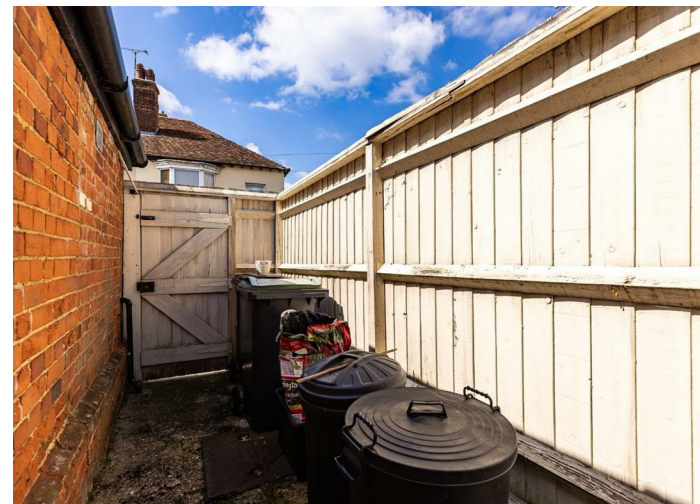
Total Approx. Floor Area:  
1250 Sq. Ft.

**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.





### Entrance Hall

13'5" x 6'6" (4.1m x 2.0m)

Access to the property via raised brick retained flowerbed frontage with brick stairway and timber porch; entrance via timber front door, carpeted flooring, stairs to first floor landing, access to under stairs storage, wall mounted radiator, two ceiling mounted light fixtures, various power points.

### Living Room

13'9" x 11'9" (4.2m x 3.6m)

Single glazed square bay window to front aspect, carpeted flooring, wall mounted radiator, fireplace with brick hearth, wall mounted light fixtures, various power points, TV point.

### Dining Room / Lounge

13'5" x 12'5" (4.1m x 3.8m)

Single glazed windows to front and side aspects, carpeted flooring, wall mounted radiator, wall mounted light fixtures, various power points, TV point.

### Kitchen

15'5" x 9'6" (4.7m x 2.9m)

Single glazed timber door to rear aspect, single glazed

window to side aspect, two Timber Velux windows to rear aspect, various base and eye level units with single unit stainless steel sink with dual drainer units and mixer tap, Miele induction four ring hob, space for fridge freezer; wall mounted radiator, vinyl tile flooring, door to pantry cupboard, door to storage cupboard, inset spotlights, various power points.

### Inner Hallway

8'2" x 2'11" (2.5m x 0.9m)

Carpeted flooring, ceiling mounted light fixture.

### Shower Room

6'2" x 5'10" (1.9m x 1.8m)

Timber Velux window to rear aspect, three-piece suite comprising: low level WC, pedestal wash hand basin with mixer tap and splashback tiling, walk-in tile enclosed shower with glass screen; wall mounted heated towel, tiled flooring, storage cabinet, ceiling mounted light fixture, extractor fan.

### Boot Room / Utility

9'2" x 6'6" (2.8m x 2.0m)

Timber door to side aspect, single glazed windows to side

- No Onward Chain
- Grade II Listed Three Bedrooms Cottage
- Parking for One Vehicle
- Large Kitchen
- Living Room
- Dining Room / Lounge
- En-suite and Shower Room
- Boot Room / Utility
- Patio garden and alley storage
- Desirable Thaxted Village Centre Location







aspect, concrete flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

### First Floor Landing

7'2" x 6'6" (2.2m x 2.0m)

Access via carpeted stairway with timber post and rail banister, exposed timbers, wall mounted radiator, ceiling mounted light fixture, various power points.

### Principal Bedroom

14'1" x 12'5" (4.3m x 3.8m)

Single glazed window to front aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, TV point. Door to:

### En-suite

7'2" x 6'2" (2.2m x 1.9m)

Single glazed windows to rear aspect, low level WC, vanity wash hand basin with mixer tap and low level storage, carpeted flooring, wall mounted radiator, wall mounted light fixture.

### Bedroom Two

14'1" x 12'1" (4.3m x 3.7m)

Single glazed window to side aspect carpeted flooring,

access to loft, wall mounted radiator, ceiling mounted light fixture, TV point, various power points.

### Bedroom Three / Study

6'10" x 6'2" (2.1m x 1.9m)

Single glazed window to front aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixture, various power points.

### Exterior

The property benefits from timber gated side access to the bin store / rear access. Additionally, accessed internally is a timber fence enclosed private patio garden. To the front aspect is allocated parking for one vehicle.

### Additional Information

The property benefits from gas fired central heating, mains waste water drainage, and a freehold title.

